

# **AFFORDABLE HOUSING COMMITTEE**

**Council of the County of Maui**

## **MINUTES**

**June 3, 2020**

**Online Only**

**CONVENE:** 1:33 p.m.

**PRESENT:** Councilmember Tasha Kama, Chair  
Councilmember Michael J. Molina, Vice-Chair  
Councilmember Riki Hokama  
Councilmember Alice L. Lee  
Councilmember Tamara Paltin  
Councilmember Keani N.W. Rawlins-Fernandez  
Councilmember Shane M. Sinenci  
Councilmember Yuki Lei K. Sugimura

**EXCUSED:** Councilmember Kelly T. King

**STAFF:** Alison Stewart, Legislative Analysis  
Ana Lillis, Legislative Analyst  
James Forrest, Legislative Attorney  
David Raatz, Supervising Legislative Attorney  
Richard Mitchell, Legislative Attorney  
Stacey Vinoray, Committee Secretary  
Lenora "Lei" Dineen, Council Services Assistant Clerk  
  
Evan Dust, Executive Assistant to Councilmember Tasha Kama  
Lois Whitney, Executive Assistant to Councilmember Tasha Kama  
Davideane "Lei" Kama-Sickels, Executive Assistant to Councilmember  
Tasha Kama  
Sarah Pajimola, Executive Assistant to Councilmember Keani N.W.  
Rawlins-Fernandez  
Kate Griffiths, Executive Assistant to Councilmember Kelly Takaya King  
Christi Keliikoa, Executive Assistant to Councilmember Tamara Paltin

**ADMIN.:** Mimi DesJardins, Deputy Corporation Counsel, Department of  
the Corporation Counsel  
Linda R. Munsell, Deputy Director, Department of Housing and Human  
Concerns  
Clyde "Buddy" Almeida, Housing Administrator, Department of Housing  
and Human Concerns  
Jessica Crouse, Assistant Housing Administrator, Department of  
Housing and Human Concerns

**PRESENTER:** Clayton Nishikawa, Kula Ridge LLC

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**OTHERS:** Lisa Darcy (observer)  
Barbara Halai Fernandez (testifier)  
Dick Mayer (testifier)  
R. Cabebe (observer)  
Helen Pratiwi (observer)  
Stacy Otomo (observer)

**PRESS:** *Akaku: Maui Community Television, Inc.*

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CHAIR KAMA: ...*(gavel)*... So, I keep forgetting that *Akaku* is sometimes...lags a few seconds. So, thank you very much for that. I keep forgetting. So, the Affordable Housing Committee of June 3, 2020, will now come to order at 1:33 p.m. My name is Tasha Kama and I am the Chair of the Affordable Housing Committee. And I'd like to say good afternoon or aloha awakea to everyone out there. And I'd like to introduce the Members of the Committee of which all of us are Voting Members. Starting with Vice-Chair Mike Molina. Aloha, Mike.

VICE-CHAIR MOLINA: Aloha, and blessings and good afternoon to you, Madam Chair, my colleagues, everyone from beautiful, sunny Makawao.

CHAIR KAMA: Right back at you, Mr. Molina. And all the way from Lanai, Mr. Riki Hokama. Aloha, Riki.

COUNCILMEMBER HOKAMA: Good afternoon, Chair.

CHAIR KAMA: Good afternoon. And then, we have Member Kelly King, who is not going to be with us today and we just got notified of that. So, wherever you are, Kelly, God bless you and we're going to miss you today. We also have with use Member, Chair Alice Lee. Aloha, Alice. What's the word for the day?

COUNCILMEMBER LEE: Madam Chair. Okay. If you're traveling to Vietnam, or to Saigon Café, you could say, chao buoi trua, chao buoi trua. Good afternoon, Madam Chair.

CHAIR KAMA: Chao buoi trua. Okay.

COUNCILMEMBER LEE: Like chow, like chow fun.

CHAIR KAMA: Yes.

COUNCILMEMBER LEE: Chow --

CHAIR KAMA: Yes.

COUNCILMEMBER LEE: --and buoy, you know, those things that are out on the ocean that are bouncing around?

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CHAIR KAMA: Yes, yes.

COUNCILMEMBER LEE: Chao buoi, and then, trua. Trua, you know like...

CHAIR KAMA: Like chew on something?

COUNCILMEMBER LEE: Yeah, like ah, like you chew on an ah, trua.

CHAIR KAMA: Okay.

COUNCILMEMBER LEE: Okay. Got it.

CHAIR KAMA: Chao buoi trua.

COUNCILMEMBER LEE: Yes.

CHAIR KAMA: Thank you, Ms. Lee.

COUNCILMEMBER LEE: You're welcome.

CHAIR KAMA: And all the way from west Maui, aloha, Tamara Paltin.

COUNCILMEMBER PALTIN: Aloha mai kakou mai Maui Komohana.

CHAIR KAMA: Maika'i, maika'i. And good afternoon also to Vice-Chair Keani Rawlins-Fernandez.

COUNCILMEMBER RAWLINS-FERNANDEZ: Chao buoi trua, and aloha auinala. Mahalo for that lesson, Council Chair Lee, and my condolences to Member King's friend. Mahalo, Chair.

CHAIR KAMA: Oh, maika'i, maika'i. And aloha awakea also to you, Mr. Shane Sinenci, from east Maui.

COUNCILMEMBER SINENCI: Aloha, Chair, and chao buoi trua to you too.

CHAIR KAMA: Oh, maika'i no maika'i. And aloha to also Member Yuki Lei Sugimura.

COUNCILMEMBER SUGIMURA: ...*(inaudible)*...

CHAIR KAMA: I'm going to assume you said something, Yuki, 'cause I see your mouth moving. And we also have from the Administration, from the Department of Housing and Human Concerns, Linda Munsell, Deputy Director. Good afternoon, Linda.

MS. MUNSELL: Good afternoon, Chair. I'm so excited to be back and working on housing issues. Glad to be here.

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CHAIR KAMA: I know, yay. We also want to welcome Buddy Almeida from, as the Housing Administrator. Aloha awakea, Buddy. Is he with us?

MR. ALMEIDA: Sorry, Chair, I forgot to unmute myself. Good afternoon, everyone. Chair, and Committee Members, this is Buddy Almeida, Housing Administrator.

CHAIR KAMA: Good afternoon. We also have with us from Corp. Counsel, Mimi DesJardins. Aloha, Mimi.

MS. DESJARDINS: Aloha, good afternoon everybody.

CHAIR KAMA: And we also have the Affordable Housing Committee Staff, Alison Stewart, our Legislative Analyst. Aloha, Alison.

MS. STEWART: Aloha, Chair.

CHAIR KAMA: And then, we have with us also, Ana Lillis, our Legislative Analyst. Aloha, Ana.

MS. LILLIS: Good afternoon, Chair.

CHAIR KAMA: And we also have the Committee Secretary, Stacey Vinoray, aloha.

MS. VINORAY: Aloha.

CHAIR KAMA: And then, we have our OCS Staff, Jean Pokipala. Aloha, Jean.

MS. DINEEN: Chair, Jean is off. I'm here, Lei.

CHAIR KAMA: Okay. Okay. Thank you very much. And then, we have our Legislative Attorney, James Forrest.

MR. FORREST: Howdy y'all.

CHAIR KAMA: Howdy. Okay. And this morning, this afternoon I mean, we have Mr. Clayton Nishikawa from Kula Ridge LLC, the Managing Member. Aloha, Clayton.

MR. NISHIKAWA: Aloha, Council Chair.

CHAIR KAMA: Committee Chair. I'm not the Council Chair.

MR. NISHIKAWA: Committee Chair and Councilmembers.

CHAIR KAMA: Yes, thank you. So, welcome everyone, and thank you for attending today's meeting of the Affordable Housing Committee. We have only one single item on the agenda, AH-30, which is Kula Ridge Affordable Housing Subdivision. The Committee is in receipt of a County Communication 19-424, from the Director of Housing and

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Human Concerns, transmitting a status update with modification [sic] 13 of Resolution 10-57. The project was approved for development under Section 201H-38, Hawaii Revised Statutes, and consists of 57 market-priced homes and 59 affordable housing units for qualified households earning at or below 140 percent AMI. The project is to be developed on approximately 48 acres in Waiakoa, Kula, Maui, Hawaii, identified for real property tax purposes as tax map keys (2) 2-3-001:023 and 174. The Committee may receive a presentation from the developer, Kula Ridge LLC, and may discuss the matter. However, no legislative action will be taken. But at this time, I'd like to be able to open up to public testimony on the single agenda item. Testifiers wanting to provide video testimony should join the online meeting via the BlueJeans meeting link provided on today's agenda at [mauicounty.us/Agendas](http://mauicounty.us/Agendas). Testifiers wanting to provide audio testimony should dial area code 8408...408-915-6290 and enter meeting code 798 867 277, which is also noted on today's agenda. Written testimony is also accepted by the Committee via e-mail to [ah.committee@mauicounty.us](mailto:ah.committee@mauicounty.us). Oral testimony is limited to three minutes. If you are still speaking beyond that time, I will ask you to complete your testimony. At this time, Alison, are you the timer for us today?

MS. STEWART: Yes, ma'am.

CHAIR KAMA: Could you at least give a sample of what the ringer is going to sound like so when people are testifying, they'll be able to know what the buzzer will sound like.

MS. STEWART: Sure. . . .*(ringing bell)*. . .

CHAIR KAMA: Okay. Loud enough for everyone? Thank you, Alison. So, when testifying, please state your name and agenda item you are speaking on. If you are testifying on behalf of an organization or you are a paid lobbyist, please let us know that too. We will do our best to call testifiers in an orderly fashion. The testimony log is posted in the chat section for testifiers to see where they are on the list. The chat platform should not be used to provide testimony or to chat with other testifiers or Councilmembers. Also, please be courteous to others by muting your microphone when it is not your turn to testify or to speak. If you only wish to view the meeting without providing testimony, you can watch it live on *Akaku* Channel 53, or at [mauicounty.us/agendas](http://mauicounty.us/agendas). Please be patient as we continue to navigate this new platform.

**. . . BEGIN PUBLIC TESTIMONY. . .**

CHAIR KAMA: Ms. Stewart, would you please announce our first testifier on the list and the next testifier following on that list also?

MS. STEWART: The first person...

CHAIR KAMA: Do we have any?

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MS. STEWART: Yes, ma'am. The first person signed up to testify is Lisa Darcy, to be followed by the last digits of the phone number 9646. Lisa, please unmute yourself.

MS. DARCY: Hi, good afternoon, and my apologies. I signed on to listen and not to, I didn't intend to be signed up for testimony. So, apologies for that. I'm supposed to go to *Akaku* I guess.

CHAIR KAMA: Yes, no apologies necessary, Lisa. It's nice to hear from you.

MS. DARCY: Thank you.

CHAIR KAMA: Next testifier?

MS. STEWART: The next testifier is the last four digits of the phone number 9646, to be followed by the last four digits 4376. Please unmute your phone by pressing star four.

MS. FERNANDEZ: Aloha.

CHAIR KAMA: Aloha.

MS. FERNANDEZ: Aloha, everybody.

CHAIR KAMA: Aloha.

MS. FERNANDEZ: Aloha awakea, Committee Chair, and from downtown Waiakoa. I'm Barbara Halai Fernandez. If you can hear me okay?

CHAIR KAMA: Yes, we can hear you okay, Barbara, thank you.

MS. FERNANDEZ: Okay. That three-minute buzzer sounds like our old telephones yeah?

CHAIR KAMA: Yes, it does.

MS. FERNANDEZ: Anyway, I'm testifying on County Communication 19-42, Kula Ridge. As some of you know, my husband's family, the Fernandez' is next to this, and was acquired years ago by a royal patent. I will call the small community downtown Waiakoa. It starts at Morihara Store, the old dry goods store across the street, . . . *(inaudible)*. . . is now a restaurant, the old gym, the old movie theater. And there's a group of houses mauka on a dead end and then of course the gas station. Immediately from the subdivision across that's being planned is Holy Ghost Church. But my concern is the entrance to my old school, Kealahou School, which is now Haleakala Waldorf and the community center with the old Japanese school building behind. My first concern there is I'm hoping that, and it didn't show that there's underground poles, and also the lighting that's in there is a concern with light pollution with the streets and the subdivision. Of course, we all need to talk about the birds running in and the reflection directly into the other houses. My second concern is, I wonder how come our family died on water meters and have these folks gotten

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water meters? My third is the ingress and egress of the development. Of course, right near Kealahou School, Haleakala School, and on Sunday's Holy Ghost. I'm also on the Arborist Committee, so I want to make sure that this plan goes to the committee and complies with the Maui County Planting Plan. Also, as you can see, this is a huge impact on the Waiakoa area. When the Von Tempsky family sold the property, news went out quickly, but later that it was happening and was in financial or bankruptcy process, going even on more as community concerns. I understand from what you're saying this will not be voted on, deferred to whatever. Please do this to allow the Kula Community Association to have our meetings and have this on the agenda when we can all get together at the center. It's a little misleading to me that this is going under the Affordable Housing Committee as there's 42 market price, and also 116 homes planned. Well, it would be more because some of them as you know are duplexes. So, I guess somebody's calling me from the pasture. So, if also the last thing if these people who own this property would turn over and donate the Kula Community Center and the old Japanese School project behind. I also wanted to know finally; it says the homes feature exclusive plans. Is this a, you pick a home and that's the plan you get? Or are other architects coming in? Okay. Well, as a child of Waiakoa, you can see, but please let this go to community center. I'm sure Dick Mayer will be calling. If you can answer my questions, that would be great.

CHAIR KAMA: Thank you, Barbara. Members, do we have any clarifying questions? Yes, Ms. Paltin?

MS. FERNANDEZ: Hi, Tamara.

COUNCILMEMBER PALTIN: Hi. Thank you, Chair. Sorry about the hammering over here, it's not me. But for clarification, I didn't understand your, what you were saying about the underground poles. Can you, I wasn't clear on what that was about.

MS. FERNANDEZ: Oh, oh, thank you, Tamara. What I meant is that as the poles go up, like subdivisions have underground wires for their electricity, now there has to be obviously some poles like at the beginning and so on. But I would think it would visually look better because this is going to be a real standout in the neighborhood, that they do under, you know, when the underwire with the electricity, and then, of course the cable goes underground so it's all underground. There has to be a few poles. But the lights need to be in compliance with the lighting now that the County offers.

COUNCILMEMBER PALTIN: Okay. So, you're requesting underground utilities is what it is?

MS. FERNANDEZ: I'm sorry, yes, thank you.

COUNCILMEMBER PALTIN: Okay. Okay. I wasn't clear, thank you for the clarification.

MS. FERNANDEZ: Yes. The signage would also be part of that, the signage out in front and stuff.

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CHAIR KAMA: Anyone else have any clarifying questions for our testifier? If not, thank you very much, Barbara, and --

MS. FERNANDEZ: Thank you.

CHAIR KAMA: --you're welcome.

MS. FERNANDEZ: And a hui hou.

CHAIR KAMA: A hui hou.

MS. FERNANDEZ: Okay.

CHAIR KAMA: Ms. Stewart, do we have another testifier?

MS. STEWART: The next person to testify is the last four digits of the number 4376, to be followed by an individual with a login R-C-A-B-E-B-E. Would phone number 4376 please unmute yourself by pressing star four and introduce yourself for the record.

MR. MAYER: Hello, my name is Dick Mayer. Can you hear me?

CHAIR KAMA: Yes, Dick, I can hear you, proceed.

MR. MAYER: Very good, very good. I have several concerns, one is that this project was passed about a decade ago, and we understand that there was a time limit, and that the Housing Department had notified the developer that their time had expired and that this project was no longer viable. So, we're very surprised to see that back on the agenda. It's mentioned in the agenda that these were annual reports. I have not seen previous reports on your agenda annually. So, I would urge you to check and make sure that every one of the reports has been complied with and submitted on time. This is a project that had a lot of controversy in Kula for a number of reasons. The major one was, concerned water. The applicant was way down on the water meter list. And now, somehow, miraculously will have water. Originally, he was going to put in a well at the 2,900-foot level and pump the water up. And then, he discarded that idea and said he'd be making arrangements with the water meter list. That has to be very much clarified. And particular concern with regard to the well is, who would be paying for the pumping of that water up? Would he pass that on to the County and it would become very, very expensive for the County Water Department to pay for that water, or will he put it on the burden on the people in the subdivision, which includes many affordable housing units who would be unable to pay for those water bills? It would be quite expensive. There are also drainage issues, there's a road that leads up to the project, and at the end of that road, the bottom of that road comes right opposite Holy Ghost Church. And there seems to be no plan to alleviate the water flooding problems coming down that road once it's paved into the church area. The road in front of Kula Community Center is very narrow. Sidewalks will need to be put in, and one of the plans had the people or the students at Haleakala School going to the gym and the other facilities in Waiakoa would have to cross that street several



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times to go back and forth across sidewalks because of the very narrow road. There are traffic issues involved as well. So, what I'm asking is that the Committee take a very careful look at these things. There are a number of other issues my time doesn't allow me to get into. But the Kula Community Association I think will be making a statement on this if you decide you want to progress with reviewing this project. And we would like very much to hear what the developer says is his intention to get water without putting a huge burden on the County and/or the residents of this particular subdivision. I'll be glad to answer any questions. I have a lot of background on this. We talked about this at the Land Use Commission, et cetera, years ago, as well as when it went before the County Council at that time for rezoning. That's the end of my testimony.

CHAIR KAMA: Thank you, Mr. Mayer. Members, any clarifying questions? Mr. Sinenci?

COUNCILMEMBER SINENCI: Mahalo, Chair, and mahalo, Mr. Mayer, for your testimony. Just for clarification, you said the project was denied?

MR. MAYER: It was terminated we believe; we believe that they had not, they had not, they had not fulfilled their obligations within the time limit and that they had received notification that it was no longer viable. I'm not sure if that came because of provisions in the State Land Use Commission conditions or the County zoning conditions.

COUNCILMEMBER SINENCI: Mr. Mayer, are you referring to the 40-day timeline with all 201H projects?

MR. MAYER: I'm not sure which ordinance it was under. But I understand that was the case and subsequently we heard because of that, that the project was, developer was going into bankruptcy with regard to this project as well. The results of the, the results of the...the idea that Ms. Fernandez just mentioned just prior to my testimony regarding the Kula Community Center which is, and the large, the amount of money the County has spent on tennis courts there, that land is owned by this developer and he's been very reluctant to either sell or give this parcel to the County for its use. Otherwise, after a few years, all that very expensive County development will pass into his hands and not the County's. And so, I hope that that parcel can be made available for the County.

COUNCILMEMBER SINENCI: Okay. Thank you, Mr. Mayer. We'll ask him those questions when the time arises. Thank you.

MR. MAYER: Thank you.

COUNCILMEMBER SINENCI: Thank you, Chair.

CHAIR KAMA: Members, any other clarifying questions? Yes, Ms. Paltin?

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COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Mayer. Just reading up the Resolution 10-57 and it looks like there's Exhibit 1 has about three pages of conditions. And so, I just was wondering, some of those conditions look like it addresses some of your concerns about sidewalk and things like that. Are you familiar with those conditions?

MR. MAYER: I have not read them recently, I was very familiar with them when they were first made available several years ago, a decade ago.

COUNCILMEMBER PALTIN: Okay. Okay. All right, thank you.

MR. MAYER: Yeah, no I'm aware of it and we...and he, and the developer was working with the Kula Community Association to find out the best route for a sidewalk. But no matter what provisions were made, there were some real difficulties because the road is extremely narrow there, that area, and there's a school and school children walking along that road right now with no sidewalk. It's a very dangerous, and this would add 116 homes with, let's say, double that number of cars every day going by there and there's some considerable traffic problems and added more traffic problems now because that road leads onto the Kula Highway which has very bad and speeding traffic where it enters the Kula Highway. It's a downhill stretch, and the cars are going way over the speed limit very often. It's a dangerous situation.

COUNCILMEMBER PALTIN: Okay. I think I might have to do one site visit. Thank you very much.

MR. MAYER: Thank you very much for the question.

CHAIR KAMA: Any other clarifying questions, Members? Seeing none, thank you very much, Mr. Mayer.

MR. MAYER: Thank you very much, Ms. Kama.

CHAIR KAMA: Ms. Stewart, our next testifier please?

MS. STEWART: Chair, no one else has requested to testify. But if there is anyone who would like to provide testimony at this time, they should unmute themselves and indicate so.

CHAIR KAMA: If there is no one else in the audience out there who would like to give testimony...so, I don't hear anyone. So, Members, without objections, I would like to close public testimony.

COUNCILMEMBERS: No objections.

**. . .END OF PUBLIC TESTIMONY. . .**

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CHAIR KAMA: And also, without objections, Members, the Committee will continue to receive written testimonies into the record with no objections?

COUNCILMEMBERS: No objections.

CHAIR KAMA: Thank you. So, ordered.

**AH-30: KULA RIDGE AFFORDABLE HOUSING SUBDIVISION (CC 19-424)**

CHAIR KAMA: Okay. So, Members, when the Kula Ridge Affordable Housing Subdivision was approved through the 201H process, Council modified the proposal to include a status reporting requirement, and that's what we're doing today is the status reporting requirement. It was modification number 13 which read, the applicant through the Department of Housing and Human Concerns shall update the Council on the status of the project and the applicant's progress in complying with the modifications adopted by the Council's resolution on at least an annual basis commencing one year from the adoption of the Council's resolution. For modifications that contain specific due dates, the Department shall update the Council as to the status of each modification no later than two months prior to the date specified in the modification. To provide the annual status report for this project, we have Clayton Nishikawa, the Managing Member of Kula Ridge LLC. So, Mr. Nishikawa, would you please proceed with your presentation?

MR. NISHIKAWA: Thank you, Chair. Let's see, so, I am going to take over the screen and launch the presentation if you don't mind.

CHAIR KAMA: We don't mind. Did you send that presentation on to our Staff so they could load it up for us and we could all look at it? Or did you not do that?

MR. NISHIKAWA: Let's see, I don't believe I did that. But is there a possibility I could share the screen?

CHAIR KAMA: Yeah.

MR. NISHIKAWA: I have the presentation ready.

CHAIR KAMA: Yes, you may. And then, could you send a copy of it when you're done over to our Staff? Thank you.

MR. NISHIKAWA: Yeah, I'd be happy to.

CHAIR KAMA: Thank you.

MR. NISHIKAWA: I'd be happy to do that.

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CHAIR KAMA: You may proceed. So, could you increase the page so that we can actually see what it says, Mr. Nishikawa?

MR. NISHIKAWA: Yeah, I enlarged it. Can you see the screen now?

CHAIR KAMA: It was up earlier, but not anymore.

MR. NISHIKAWA: Do you see the presentation on the screen now?

CHAIR KAMA: No.

MS. STEWART: Can we take a quick recess, Chair?

CHAIR KAMA: Sure. Why don't we have a brief recess. Don't anybody move or go anywhere, and we'll get you back in here as soon as possible. The Affordable Housing Committee is now in recess. . . .*(gavel)*. . .

**RECESS: 2:01 p.m.**

**RECONVENE: 2:03 p.m.**

CHAIR KAMA: . . .*(gavel)*. . . The Affordable Housing Committee of June 3, 2020 will now reconvene at 2:03 p.m. Mr. Nishikawa, please continue your presentation, thank you.

MR. NISHIKAWA: Thank you, Councilmember Kama. I assume all of you can see the screen now.

CHAIR KAMA: Yes.

MR. NISHIKAWA: Okay. Thank you. So, this is an image from the project location. Looking at the views, it's got magnificent views and I thought it would be the perfect location to do a affordable housing project. Kula Ridge has received its 201H County approvals back in October 2010. The State Land Use Commission approvals were received in February 2012. Kula Ridge has 116 residential units, it provides 3 acres of park area, community walking trails, open space, and bicoastal views of Maui.

COUNCILMEMBER RAWLINS-FERNANDEZ: Chair, can we have the slideshow? If you go to the top where it says slide show and you click slide show it'll have, play slide show. And then, that way it'll be bigger.

CHAIR KAMA: Did you get that, Mister...

COUNCILMEMBER RAWLINS-FERNANDEZ: Or at the bottom right there's a square with a line below it. And if you click on that, it'll also show the slide show preview.

CHAIR KAMA: Did you get that, Mr. Nishikawa, or are you okay the way it is? We don't want to confuse him, right?

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MR. NISHIKAWA: I've got it as large as I'm able to.

COUNCILMEMBER RAWLINS-FERNANDEZ: If you make it a slideshow then it'll be bigger.

MR. NISHIKAWA: Okay. Let me see if I can do that.

COUNCILMEMBER RAWLINS-FERNANDEZ: Play, yeah.

MR. NISHIKAWA: Play?

COUNCILMEMBER RAWLINS-FERNANDEZ: Yes.

MR. NISHIKAWA: Okay. Does that work, is that working?

COUNCILMEMBER RAWLINS-FERNANDEZ: Perfect. Mahalo. Mahalo, Nishikawa. Mahalo, Chair.

MR. NISHIKAWA: Okay. Thank you.

CHAIR KAMA: You're welcome, Ms. Rawlins. I know we want it bigger so we can see it. I know I've got my monitor so I can see, you know, it's bigger. But if you guys are using something smaller then yeah. Okay. So, we're back at Kula Ridge.

MR. NISHIKAWA: Okay. So, this is the views from the property. It's magnificent views. Again, Kula Ridge received its County 201H approvals in 2010 of October, and State Land Use Commission approvals were received in February 2012. Kula Ridge has 116 units, 3 acres of park, walking trails, open spaces, and bicoastal views. This is a site plan, conceptual site plan of Kula Ridge. You see the park that's adjacent to the current seven acres of land that the community center sits on with the tennis courts and recreational facilities. The yellow area indicates the affordable senior duplex units and there's going to be 17 below moderate senior housing units, and 17 moderate senior housing units, totaling 34 senior workforce housing units. In addition to that, the orange area shown indicates an additional, let's see, 25 units, actually 36 units of single-family detached homes of which 12 units are moderate single-family units and 13 are above moderate single-family units, and the remaining would be workforce housing units. The total affordable workforce housing units in Kula Ridge is 59 units and 57 market-priced units. The purple or magenta areas indicate the walking trail up around the urban designated areas of about 30 acres. And so, residents can, could walk around the community down to the community gardens and the park area and then back up towards the top of the neighborhood. Again, the three-acre park shows it's adjacent, located adjacent to the Kula Community Center, creating a ten-acre open, ten-acre park area. This is a rendering of one of the workforce housing units. And this would be one of the moderate single-family units and we've designed all of the units with incorporating covered front entry porches on every one of the units to foster neighborhood integration within the community. The street front single-family affordable units will use two car garages, and we've designed them to enhance the

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street and curb appeal of the workforce housing units. And so, it's integrated to the design of the home giving the illusion of a workforce housing home to be blending in with the market priced homes. The above moderate single-family units will incorporate upgraded exterior finishes to also blend in with the market-priced homes across the street. We've incorporated architectural context from old Hawaii, and in this case, it's incorporating craftsman style that's found in the Kula neighborhood. Again, the moderate, above moderate, and above moderate priced units will see some level of finish upgrades to blend in with the market-priced homes. We've incorporated architectural context from, also from the plantation era with the post and pier, and front covered porches, and the car ports, bringing back the old Hawaiian influences of yesteryear. This is a rendering of the senior affordable duplex homes, each with off-street parking and designed to incorporate, again, the old Hawaiian influences of board and batten plantation style homes with the wood roofing type of look. And then, we're providing 17 of these affordable duplexes that would be reserved for senior affordable buyers. That's the end of my short presentation. And I'll be happy to answer questions for the Council.

CHAIR KAMA: Thank you, Mr. Nishikawa. Members, questions? I saw Ms. Paltin's hand up. Ms. Paltin, yes?

COUNCILMEMBER PALTIN: Thank you, Chair. I have a few questions. But the first one was when you said senior workforce housing, does that mean that seniors have to be working? Or can they be retired?

MR. NISHIKAWA: The requirement that we were working with the Kula Community Association on was 55 and over. And so, anybody that meets those age requirements and meets the median income requirements of the HUD guidelines would be able to qualify.

COUNCILMEMBER PALTIN: So, they don't need to be workers, they just have to be 55 years and older and meet the income requirement?

MR. NISHIKAWA: That's right.

COUNCILMEMBER PALTIN: Okay. And then, how many bedrooms do these units have?

MR. NISHIKAWA: The senior units would have two- and three-bedroom units.

COUNCILMEMBER PALTIN: And the single families?

MR. NISHIKAWA: Single-family would have three- and four-bedroom units.

COUNCILMEMBER PALTIN: Okay. I got more questions, but I'll yield to the other Members at this time.

CHAIR KAMA: Yes, Ms. Lee and then Ms. Sugimura.

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COUNCILMEMBER LEE: Thank you, Madam Chair. Hi, Clayton, it's been ten years since I probably saw you. I'm surprised that you're still pursuing this project. What were the top three challenges that you had back in 2010?

MR. NISHIKAWA: I think it just comes down to one challenge, and the challenge is the condition of the water availability ordinance. And as you all know, the project is located at about 2,900 feet above sea level. And so, we have been working in terms of developing a new water source for the project and not only for the project, but our intention is to also share water with the County of Maui. So, that goes beyond my financial capabilities. And so, we've been working with financing sources to try and develop a private water source that could meet the condition of water availability.

COUNCILMEMBER LEE: So, this private water source, what's the capacity?

MR. NISHIKAWA: We don't know yet. We drilled our pilot bore hole and we're looking for financing to complete the well. And we're in discussions with the Department of Water Supply in order to work towards sharing the water not just with our project, but with those that have been waiting for water meters.

COUNCILMEMBER LEE: Have you still been in touch with the community in terms of keeping them updated and so forth?

MR. NISHIKAWA: Well, my focus right now would be to meet the water availability ordinance. Without that, the project won't be able to move forward. So, but we did have lengthy and numerous opportunities to meet with the Kula Community Association, and the planning for the subdivision was with 18 months of meetings and input from the Kula Community Association and that's how we came up with the conceptual site plan.

COUNCILMEMBER LEE: I see, thank you. Thanks.

CHAIR KAMA: Ms. Sugimura?

COUNCILMEMBER SUGIMURA: Thank you, Chair. Nice seeing you, Clayton.

MR. NISHIKAWA: Nice seeing you.

COUNCILMEMBER SUGIMURA: So, everybody, my disclosure is this is my backyard. So, his time...his acreage is right at the, we share a fence. But anyway, just listening to and hearing the testimony today and from e-mails that I got, Clayton, the concern you said that what you're trying to achieve is water, and I want to add to that. There's a, I got a text message regarding water and it says that if there is a private well that goes into this project to provide water, the Water Department runs into problems, serious problems, water issues with Upcountry and the regulations of the Maui County Code to be sure that existing water users are not affected by this new users during this approval process. So, you're working with the Water, do you have any comments on that?

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MR. NISHIKAWA: Yeah, we are in discussion with the Department of Water Supply to provide water not just to our project, but a water purchase agreement with the County of Maui so that we can provide water meters, or access to the water, to the entire region of Kula.

COUNCILMEMBER SUGIMURA: And so, Mr. Mayer was talking about the concern of the project getting water meters over, and to skip above people who have been waiting on the water meter list.

MR. NISHIKAWA: No that's, that's inaccurate. What we're doing is we're providing a new water source that we would be working with the Department of Water Supply to create a water purchase agreement so that we can share water with other, the County of Maui residents in Upcountry.

COUNCILMEMBER SUGIMURA: Okay. Thanks for that clarification. And you heard what he said about drainage and flooding?

MR. NISHIKAWA: Yeah, those are all going to be addressed with the civil engineering. So, there won't be...we'll actually be improving the drainage situation once the development is, once the subdivision is developed. We'll...the Kula residents, adjacent neighbors will actually see an improvement in drainage as opposed to the opposite.

COUNCILMEMBER SUGIMURA: Okay. And then, he also brought up, and I had that question too, because I had thought that this project had ten years, I think from your County of Maui approval. But can you explain to us what your deadlines are for this project?

MR. NISHIKAWA: Yeah, we went through this with the Department of Housing and Human Concerns, and Corp. Counsel, and there's really no time deadline with the County Council's resolution. The deadlines are with the State Land Use Commission and our backbone infrastructure needs to be completed by the year 2012 [sic]. That's really our deadline.

COUNCILMEMBER SUGIMURA: So, when you say backbone infrastructure, you're primarily talking about water?

MR. NISHIKAWA: Yeah, water and roads and infrastructure.

COUNCILMEMBER SUGIMURA: Was that February of 2022?

MR. NISHIKAWA: Yes.

COUNCILMEMBER SUGIMURA: Is when you need to have it done?

MR. NISHIKAWA: Yes.



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COUNCILMEMBER SUGIMURA: So, are you talking about that's when you dig ground, have all your permits in place, or what exactly is it going to look like on February 2022?

MR. NISHIKAWA: Well, according to this --

COUNCILMEMBER SUGIMURA: . . .*(inaudible)*. . .

MR. NISHIKAWA: --if we are able to get an extension, I think it would be difficult to conform to that given the delays that we've had in creating new water source. But I think part of the challenge is to meet the 2022 deadline for the subdivision to be completed with all of the backbone infrastructure completed. So, if that doesn't happen, we may have to go back to State Land Use for an extension on the backbone infrastructure deadline.

COUNCILMEMBER SUGIMURA: And when would you need to go back to LUC?

MR. NISHIKAWA: Prior to the...

COUNCILMEMBER SUGIMURA: Or when are you going to make that decision?

MR. NISHIKAWA: Well, if we're able to secure the financing support to finish the water well, then we can move forward with the subdivision. If we're not able to meet the condition of this water availability ordinance, there's no reason to get, request an extension. The project will die on its own.

COUNCILMEMBER SUGIMURA: Okay. Okay. So, I guess that's it for now, Chair. Thank you, Clayton.

MR. NISHIKAWA: You're welcome.

CHAIR KAMA: Thank you. Any other Members have questions for Mister...okay, Mr. Molina, yes, go right ahead.

VICE-CHAIR MOLINA: Thank you, Madam Chair. Good afternoon, Mr. Nishikawa. Do you at this point have any, can give us an update on the number of applicants that have applied for your project both for the affordable housing units and the market-priced lots?

MR. NISHIKAWA: Yes, we've collected since we started the project and we've got over 700 applicants to date that wanted to live in Kula Ridge. Obviously, those have gone from approximately ten years ago. So, some of those potential applicants may have gone off to buy another home or possibly move off island because of despair in not being able to afford to live on Maui. But we do have an excess of 700 applicants for what would be 59 affordable units.

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VICE-CHAIR MOLINA: Okay. And then, you know, kind of looking ahead over the next say five years, what actions are you going to take to make sure that the project is completed? And what is your hurdles, so, I guess, I know water I guess is one yeah?

MR. NISHIKAWA: Yeah, if it wasn't for the water availability ordinance and water was available, I would be completed with the project by now. But obviously the condition precludes me from moving forward. So, what Mr. Mayer had suggested was inaccurate. We're not jumping the line; we're actually trying to create a solution for Upcountry, Maui and not just for ourselves. And in that quest, I've been hampered because it's a huge financial investment to develop water, not just for our project but for the entire region that, you know, we're going to hopefully share with the community through our water purchase agreement. And so, we've had discussions with the Department Water Supply, and we'd like, we're hopeful that we can come to a resolution and work out a water purchase agreement with the County of Maui.

VICE-CHAIR MOLINA: Okay. All right, thank you very much for your responses. Thank you, Madam Chair.

CHAIR KAMA: You're welcome, Mr. Molina. Any other Members out there that has any other questions? If not, we're going to go back to Ms. Paltin. I think she had some other questions she wanted to pursue. Go ahead, Ms. Paltin.

COUNCILMEMBER SUGIMURA: Mr. Sinenci had a question.

CHAIR KAMA: Oh, Mr. Sinenci? You know, I don't see him. I can't see him. Mr. Sinenci, did you have a question?

COUNCILMEMBER RAWLINS-FERNANDEZ: Mr. Sinenci, you need to make noise so that your video shows up.

COUNCILMEMBER SINENCI: Oh, yeah, my video's on. Maybe you have to go to Hollywood Squares model.

CHAIR KAMA: I'll go to Hollywood Squares.

COUNCILMEMBER SINENCI: Thank you, Chair.

CHAIR KAMA: Go right ahead, sir.

COUNCILMEMBER SINENCI: Mahalo, Mr. Nishikawa, for your presentation. And I like that there's 17 duplexes for our kupuna. So, thank you for that. I just wanted to ask, out of the 116, what is the breakdown of the AMI, the area median income percentages, numbers of the homes? Do you have those?

MR. NISHIKAWA: Yeah, it's, there's 59 total affordable units. Of that 59, 17 is below moderate senior housing units, 17 are moderate senior housing units, 12 are

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moderate single-family homes, and 13 are above moderate single-family homes. That's based on the County resolution within the 201H.

COUNCILMEMBER SINENCI: And do you have price ranges for those homes?

MR. NISHIKAWA: No, right now it's still premature. We haven't gotten to the point of completing the designs and having them bid out. Our major challenge right now is the water, and which is essentially holding the project back right now.

COUNCILMEMBER SINENCI: Right, great, thank you, I appreciate your comments. Thank you, Chair.

MR. NISHIKAWA: You're welcome.

CHAIR KAMA: You're welcome, Mr. Sinenci. Members, anyone else have a question? So, if not, then we are...yes, Ms. Keani Fernandez, Rawlins-Fernandez? Go right ahead.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. Mahalo Chair. Aloha, Mr. Nishikawa. Mahalo for the presentation. So, I just wanted to clarify, so, I know today there's no legislative action on the agenda. We're just getting a status update on the project from 2010. And the request from the developer is that this Council would consider removing the condition of finding your own water for the development so that you can enter into a purchase agreement with the County to get water for this development.

MR. NISHIKAWA: No, no actually we are in process of developing a new water source on an adjacent piece of property. And that which is called Kula Ridge Mauka, it's an adjacent piece of property and we've completed a pilot bore hole on that property and we're in discussions right now with the adjacent property's LLC to enter into a water purchase agreement with the County of Maui. And there's been preliminary discussions with the former Mayor and the current Water Director.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. Mahalo for your response. I guess I'm not clear, why would you need to enter into a water purchase agreement with the County?

MR. NISHIKAWA: Because we, our intention is not to just keep it as a private water source just for our subdivision. My intention is to not only to provide workforce housing for Maui families, but also to share the water that we're harvesting from the basal lens with other waiting for water meters. And that wouldn't be possible if it were just a private water well. And so, what we're looking to do is come to an agreement on a water purchase agreement with the County of Maui so we can share that, the water resources with the County of Maui.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. Mahalo, Mr. Nishikawa. So, I guess in response to some of the questions when the Members asked what was your biggest hurdle and I thought I understood you say that the hurdle was water. But you're saying that you do have water on an adjacent property. So, water...

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MR. NISHIKAWA: No, not yet, not yet.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. And then, and you have funding to complete this well?

MR. NISHIKAWA: Not yet.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. All right, mahalo, Mr. Nishikawa. Mahalo, Chair.

CHAIR KAMA: You're welcome. Okay. So, Members, if everyone already has had an opportunity to speak, we'll go back to Ms. Paltin.

COUNCILMEMBER PALTIN: Thank you so much, Chair. Thank you, Mr. Nishikawa. I just had some questions regarding Ms. Fernandez's testimony. The four rural acre...four acre rural lots, I just was wondering if those were set in stone or if there's any possibility of giving the community some open space, or some park area. You know 116 houses in there with, going into what is the existing community uses it looks like the tennis ball court, the gateball court, and the community center. Like, is there anything that you could provide? Or is that four four-acre rural lots set in stone? Because 116 more families to be using the limited resources that already exist in that area, is that a possibility at all?

MR. NISHIKAWA: It's a zoning issue. The four four-acre lots in Kula Ridge are zoned Agriculture, and they haven't been changed. The Urban designation is just on the lower portion of the subdivision, which is, has been approved by the, as a district boundary amendment by the State Land Use and the County Council. So, the 16 acres above, we're just keeping it as a rural subdivision just with four four-acre lots in keeping with the ag requirements.

COUNCILMEMBER PALTIN: So, the four acre is the minimum lot size over there?

MR. NISHIKAWA: No, we just decided that because of the steepness of the terrain and wanting to still keep that in Ag, the land planning was, evolved where the 30 acres of the lower Urban designated areas would be where we would have the workforce housing units and the market-priced homes, and then the, because we didn't do a Change in Zoning on the 16 acres above, we're leaving that in Ag and decided that we would just do four lots of four acres a piece.

COUNCILMEMBER PALTIN: Okay. And so, those are going to be Ag lots or Rural?

MR. NISHIKAWA: Yeah, yes, Ag.

COUNCILMEMBER PALTIN: Oh, okay, okay. . . .(inaudible). . .

MR. NISHIKAWA: They're Ag, but they're sitting on underlying Rural zoning.

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COUNCILMEMBER PALTIN: Okay. And then, I think Ms. Fernandez also had concerns, would you be going before the County Arborist Committee about what sorts of trees and things?

MR. NISHIKAWA: Yes, yes, we haven't gotten to that stage yet. But once we, I think the biggest hurdle is once we can meet and comply with the water availability, a new source of water, then we can move forward with all of the landscaping and comply with those issues. They were all included in our conditions of approval.

COUNCILMEMBER PALTIN: So, you're not planning any meetings with the community association until you get that water requirement under control? Or were you planning on also meeting with the Kula Community Association and the area...

MR. NISHIKAWA: Yeah. Yeah, once we know what we can move the project forward, our intention is to again meet with the community and finalize our design.

COUNCILMEMBER PALTIN: Okay. So, nothing before that?

MR. NISHIKAWA: Yeah. It would be premature if we're not able to meet all the conditions of approval.

COUNCILMEMBER PALTIN: Okay. I mean, Kaanapali 2020, they have a long-standing relationship with our community. But up to you how you want to proceed. And then, I guess the last one, maybe not the last one, but another concern was underground utilities. Any intention of that or too early --

MR. NISHIKAWA: Yeah.

COUNCILMEMBER PALTIN: --to say?

MR. NISHIKAWA: The utilities will be underground.

COUNCILMEMBER PALTIN: Okay.

MR. NISHIKAWA: And then, the light, the streetlights will be shielded.

COUNCILMEMBER PALTIN: Okay. I think that's pretty much it for me right now. And just to be clear, this is just an update. You're still going to still be working towards your water requirements. And then, once that happens then there's more action and this is, you're just letting us know because plenty of us wasn't on ten years ago.

MR. NISHIKAWA: Yeah, that's correct.

COUNCILMEMBER PALTIN: Okay. Thank you so much.

MR. NISHIKAWA: You're welcome.

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CHAIR KAMA: Ms. Sugimura?

COUNCILMEMBER SUGIMURA: If I could, so, one of the other questions that came from, also from Dick Mayer, but Barbara Fernandez, is about the Kula Community Center. So, that's part of your development project. Can you give a status of that?

MR. NISHIKAWA: Yeah, the Kula...

COUNCILMEMBER SUGIMURA: I know the Kula Community Association always wants to buy it or somehow acquire it. So, can you tell us what's going on with that?

MR. NISHIKAWA: Yeah, so, there's two LLC's, one is Kula Ridge LLC, the other one is Kula Ridge Mauka LLC. Kula Ridge has the 116 units that we just discussed, and I updated. Kula Ridge Mauka has 272 acres, and Kula Ridge Mauka's LLC and investors own also the property that the Kula Community Center sits on. So, it's separate LLC's although I'm the Managing Member for both. Our intention is to work out an amicable agreement. The Kula Community Center is on a, I guess it's a 50-year lease right now and there's probably like 30 years left on the lease. So, I don't see that there's any urgency to deed that over to the County. We are open to doing that. The Kula Ridge Mauka property is the property that has the water well and is working with the County in terms of a water purchase agreement. So, that's I think in the end run what we'd like to do is work on a common resolve where all parties can benefit from the water purchase agreement and the deeded property going to the County for the community center.

COUNCILMEMBER SUGIMURA: Oh, so, it's tied together?

MR. NISHIKAWA: Not necessarily. But there's assets that the LLC won't allow me to release, so.

COUNCILMEMBER SUGIMURA: Okay. All right, so, thanks for working on this. Boy, it's ten years?

MR. NISHIKAWA: Yes.

COUNCILMEMBER SUGIMURA: I guess it must be ten years from the County of Maui, your first approval from the County of Maui and...

MR. NISHIKAWA: It was actually 15 years ago that we started this back in 2005. And that was when, I guess it was Mayor Arakawa asking for help from the private sector to help develop affordable housing. And me being an architect and a builder, I thought that I should step up and help our next generation to buy homes. And so, I did that and here we are, you know, in 2020 and I'm still trying to develop a water source up at, half a mile above sea level. And so, it's not a small financial need to develop a water well at half a mile above sea level. And not only developing the water well but trying to share that with the County of Maui, which increases the cost of that

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exponentially. So, but I'm hopeful that I can be successful in doing that, in coming back to the Council and looking forward to the day when we can have a water purchase agreement for all of you to review.

COUNCILMEMBER SUGIMURA: Well, thank you for your diligence and perseverance. And didn't you also design the Kula Gym? Was it you, were you working..

MR. NISHIKAWA: The South Maui Gym.

COUNCILMEMBER SUGIMURA: The South Maui Gym, I'm sorry, South Maui Gym?

MR. NISHIKAWA: Yeah.

COUNCILMEMBER SUGIMURA: You did that also, right? Wow, okay, thank you. Thank you for being a part of our community, Clayton.

MR. NISHIKAWA: You're welcome.

COUNCILMEMBER SUGIMURA: And then, give my best to Linn.

MR. NISHIKAWA: Thank you.

COUNCILMEMBER SUGIMURA: Thank you.

CHAIR KAMA: Members, is there anyone else that has any questions for Mr. Nishihara? So, I just have one. Just out of curiosity, you know, you mentioned that, in your seeking water for your project, you're also really seeking water to be able to provide the entire region. What is the entire region?

MR. NISHIKAWA: The Upcountry area. So, we could, if we're successful in creating water wells, or a new water source, it makes it economically feasible not only to develop a water well for a small subdivision, but to put in a bigger pump and provide water for the needs of the Kula community. And so, if we're able to do that, I would prefer to do that than just drilling a smaller well --

CHAIR KAMA: Right, yes.

MR. NISHIKAWA: --just for our own needs, so.

CHAIR KAMA: Yes.

COUNCILMEMBER RAWLINS-FERNANDEZ: Chair, you're muted, Chair.

CHAIR KAMA: Sorry, oh, thank you. So, Mr. Nishikawa, are you hopeful that you'll be able to find this water source somewhere Upcountry a half a mile above sea level?

MR. NISHIKAWA: I pray every morning that I will be successful.

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CHAIR KAMA: I will pray with you. Thank you. Thank you. Because, you know, in 1987 I received a lease from the Department of Hawaiian Home Lands, and you know, their issue with water has been a long ongoing one until they developed the Waiohuli Homesteads. And I'm just, I want to go back and go take a look at that and see, because I think sometimes that if we do things by ourselves it's very stressful and straining and cost prohibitive. But I always think that if we partner with other people that would be really helpful too. Have you ever considered that?

MR. NISHIKAWA: I've gone to the Department of Water Supply on many occasions to attempt to collaborate. But it's not as simple as --

CHAIR KAMA: Yeah.

MR. NISHIKAWA: --I was told to collaborate from private and public sector. And so, I was suggested to just go down the private path and then work out a long-term water purchase agreement with the Department of Water Supply.

CHAIR KAMA: Okay.

MR. NISHIKAWA: And so, that's kind of the direction we're heading right now. And I should be able to provide the Council with an update at the end of the year on my success.

CHAIR KAMA: Well, thank you. Thank you very much. Ms. Keani Rawlins-Fernandez, did you have your hand up?

COUNCILMEMBER RAWLINS-FERNANDEZ: I did, mahalo, Chair.

CHAIR KAMA: Okay. Go right ahead, thank you.

COUNCILMEMBER RAWLINS-FERNANDEZ: Aloha, Mr. Nishikawa. Okay. So, for your, for the project, what was the deadline to have this project constructed? I'm sorry, I think you mentioned that already

MR. NISHIKAWA: Twenty twenty-two, the backbone infrastructure needs to be completed.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay, 2022. Okay. And then, what about for the housing?

MR. NISHIKAWA: I guess the backbone infrastructure is the deadline that the State Land Use created.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. So...

MR. NISHIKAWA: So, as soon as we have the backbone infrastructure completed, we would start our construction of the homes. So, it would be immediately thereafter.



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COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. So, 2022, and basically if you are unable to find water on the adjacent property for a well, then would you need to come back to Council for an extension on your project?

MR. NISHIKAWA: There's currently no expiration dates on the County resolution for Kula Ridge. There is that one deadline that we just spoke about, the 2022 for the backbone infrastructure on the State Land Use Commission's approvals.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. Mahalo, Mr. Nishikawa.

MR. NISHIKAWA: You're welcome.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair.

CHAIR KAMA: You're welcome, Ms. Rawlins-Fernandez. Members, you sure you have no other burning questions for Mr. Nishihara [sic]? We're probably not going to see him again probably until the end of the year, sir. Okay. So, thank you. Well, thank you for your presentation, Mr. Nishihara [sic], and so, Ms. Munsell, do you have any comments about the presentation that, and would you have any comments right now?

MS. MUNSELL: Thank you, Chair. This is Linda Munsell, Deputy Director. I have no comments at the moment.

CHAIR KAMA: Okay.

MS. MUNSELL: I'm looking forward to seeing this project and where we can get in the next six months or so, and it's a number of affordable and workforce housing units that are well needed. But again, the challenge of the water is not an insignificant one. So, thank you for the opportunity to comment.

CHAIR KAMA: Thank you. So, Members, if we have no other questions, and without objections I would like to defer this item.

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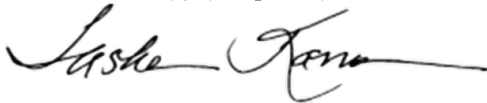
**COUNCILMEMBERS VOICED NO OBJECTIONS.**

**ACTION: DEFER PENDING FURTHER DISCUSSION.**

CHAIR KAMA: Thank you, so ordered to defer this item. And so, Members, we've reached the end of today's business, and I would like to adjourn this meeting at 2:43 p.m. Meeting adjourned. . . .(gavel). . .

**ADJOURN: 2:43 p.m.**

APPROVED:



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TASHA KAMA, Chair  
Affordable Housing Committee

ah:min:200603:mt

Transcribed by: Marie Tesoro

**AFFORDABLE HOUSING COMMITTEE MINUTES**  
Council of the County of Maui

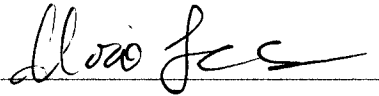
**June 3, 2020**

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CERTIFICATE

I, Marie Tesoro, hereby certify that the foregoing represents to the best of my ability, a true and correct transcript of the proceedings. I further certify that I am not in any way concerned with the cause.

DATED the 29<sup>th</sup> day of June 2020, in Wailuku, Hawaii

A handwritten signature in cursive script, appearing to read 'Marie Tesoro', written over a horizontal line.

Marie Tesoro