

LAND USE COMMITTEE
Council of the County of Maui

MINUTES

Council Chamber

November 2, 2011

CONVENE: 1:33 p.m.

PRESENT: Councilmember Robert Carroll, Chair
Councilmember Mike White, Vice-Chair
Councilmember Gladys C. Baisa, Member
Councilmember Elle Cochran, Member (arr. at 1:36 p.m.)
Councilmember Donald G. Couch, Jr., Member
Councilmember G. Riki Hokama, Member (arr. at 2:45 p.m./left at 5:07 p.m.)
Councilmember Danny A. Mateo, Member (arr. at 1:35 p.m.)
Councilmember Joseph Pontanilla, Member
Councilmember Michael P. Victorino, Member (arr. at 1:42 p.m.)

STAFF: Kirstin Hamman, Legislative Attorney
Pauline Martins, Committee Secretary

Carla Nakata, Legislative Attorney
Ken Fukuoka, Director

ADMIN.: James Giroux, Deputy Corporation Counsel, Department of the Corporation
Counsel
Jo-Ann T. Ridao, Director, Department of Housing and Human Concerns
David C. Goode, Director, Department of Public Works
Michele McLean, Deputy Director, Department of Planning
Joseph Prutch, Planner, Department of Planning
David Taylor, Director, Department of Water Supply
Paul Haake, Captain, Fire Prevention Bureau, Department of Fire and
Public Safety
Kyle Ginoza, Director, Department of Environmental Management
Michael Miyamoto, Deputy Director, Department of Environmental
Management

OTHERS: Rory Frampton, Land Use Planner on behalf of the West Maui Land
Company, Inc.
Sherri Dodson, Executive Director, Habitat for Humanity Maui
Keith Niiya, Traffic Consultant, Austin, Tsutsumi & Associates, Inc.
Heidi Bigelow, Project Manager, West Maui Land Company, Inc.
Cindy Catugal
Stanford Catugal
Charles Foot

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Stacie Thorlakson, Secretary, Lahaina Bypass
Don Lehman, West Maui Taxpayers Association
Gary Kepner
Herman Naeole
Darryl Banks, Chairman of the Board, Habitat for Humanity Maui
Marvin Tevaga, Police Officer, Lahaina District, Department of Police
Gary Passon, Board member, Habitat for Humanity Maui; and Chairperson,
Site Selection Committee
Lora Yadao
Plus (13) other people

PRESS: *Akaku Maui Community Television, Inc.*
Melissa Tanji, The Maui News

LU-3(2) AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (KAHOMA RESIDENTIAL SUBDIVISION, LAHAINA) (C.C. No. 11-27)

CHAIR CARROLL: ... *(gavel)* ... Land Use Committee meeting of November 2, 2011 is now in session. May I please request, first of all, that if anybody has any cell phones or anything else that makes noise, please turn it off or put it on the silent mode. With us this morning we have Councilmembers Mike White, our Vice-Chair of the Committee.

VICE-CHAIR WHITE: Aloha, Chair.

CHAIR CARROLL: Joseph Pontanilla.

COUNCILMEMBER PONTANILLA: Hi.

CHAIR CARROLL: Donald Couch.

COUNCILMEMBER COUCH: Good morning, afternoon, evening.

CHAIR CARROLL: And Gladys Baisa.

COUNCILMEMBER BAISA: Good afternoon, Chair.

CHAIR CARROLL: Joining us later will be Danny Mateo, Elle Cochran, Riki Hokama, Mike Victorino. For Corporation Counsel, we have James Giroux. We have Jo-Ann Ridao...Director of Housing and Human Concerns, David Goode, Public Works, Kyle Ginoza, Environmental Management, Dave Taylor, Water Supply, Michele McLean, Deputy Director of Planning, and Joseph Prutch, Planner, Department of Planning. We also have Rory Frampton, the Land Use consultant, Heidi Bigelow, the Project Manager, West ... *(clears throat)* ... excuse me, Maui Land Company, Sherri Dodson, Habitat for Humanity. Committee

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Staff, we have Pauline Martins and...Committee Secretary and Kristine [sic] Hamman, Legislative Attorney. Public testimony on all agenda items will be accepted starting in a few minutes. Those wishing to testify should sign up at the table in the lobby. Testimony will be limited to three minutes with one minute to conclude, if necessary. Testifiers are requested to state their name for the record and to indicate who they're...representing, if appropriate. Members, we have one item on today's agenda, LU-3(2), Affordable Housing Projects, Chapter 201H, Hawaii Revised Statutes, Kahoma Residential Subdivision, Lahaina. The Committee will now accept public testimony. Public testimony is now open. Ms. Hamman.

MS. HAMMAN: Mr. Chair, the first person signed up to testify is Cindy Catugal.

... BEGIN PUBLIC TESTIMONY ...

MS. CATUGAL: Good afternoon. I'm here...my name is Cindy Catugal. I'm a resident of Mill Camp in Lahaina and the family has been there since the 1950s. So we're very concerned about this development going on and we ask that the Council really think about this project. We ask that you disapprove this Kahoma Project because...for a number of reasons. We really would like for you to look at other alternatives. We know that foreclosures in the County is, is up. And one of the thoughts that we had...we don't know how feasible it is but we would like for Habitat for Humanity to work to repair those foreclosed homes and work with the banks to offer them as affordable houses. Leverage what we have that's existing today instead of continuing to build, particularly in Lahaina where the infrastructure is not in place to support the additional 68 homes, and also you can assume if each home has two cars, that's another 126 cars. Traffic is one concern that we have. The other concern we have is that we continue to build and it doesn't seem that the Council considers, you know, enough alternatives or impacts to the community. And we'd like to see more of that from the City Council. So, again, think about the impact and, again, consider our request to deny and disapprove this particular project. Thank you.

CHAIR CARROLL: Thank you. Questions for the testifier? Seeing none, thank you. Ms. Hamman?

MS. HAMMAN: The next person signed up to testify is Stanford Catugal.

MR. CATUGAL: Hello. Stanford Catugal, Lahaina. I agree with my wife. II...I disapprove the project. I'd like to see a park over there. That'd be really nice. There's a lot of kids in...Kuhua Village and I see them playing on the streets and it's kinda, really tight right now. Having a park out there, a dog run, there's a lot of neighbors, residents that use that, that particular area to walk their dogs and stuff. I'd rather see that than a community over there. Like my wife said, traffic is a major issue over there. Thank you.

CHAIR CARROLL: Thank you. Any questions for the testifier? Seeing none, thank you.

MS. HAMMAN: The next person to testify is Charles Foot.

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MR. FOOT: My name is Charles Foot. I live on...Kalena Street in Lahainaluna in Lahaina. About 15 minutes ago here in these Chambers, I overheard proponents of this proposal speaking to each other. They said, "This is a really good project." And the other one answered, "Yeah, unless it's in your backyard." That was interesting to me because they realize it's gonna have a bad impact on the neighborhood. When I moved to Kalena Street 11 years ago, it was a nice, quiet residential street. But since they've starting working on the bypass, the traffic has tripled because anyone living between Kalena Street and the bypass can't go up and out to Lahainaluna Road anymore. They have to come down to Kalena Street and out to Lahainaluna Road. Also in the last couple years, this has become a bus route and so 11 or 12 times a day a very loud bus drives down Kalena Street, more traffic. We feel like if this project has to be put in, there should be an access road to the bypass and not through an established residential neighborhood on what used to be a nice, quiet street, Kalena Street in Lahaina. Thank you.

CHAIR CARROLL: Thank you. Any questions for the testifier? Seeing none, thank you.

MS. HAMMAN: The next person to testify is Stacie...Thorlakson.

MS. THORLAKSON: Good afternoon, Chair, Council Members. My name is Stacie Thorlakson. I'm here representing Lahaina Bypass Now. We are based out of the West side. We are on a mission to help promote and reduce the transportation on the West side and also create a better quality of life for the residents and visitors today and tomorrow. Our President, Bob Pure, was unable to attend so my position as Secretary, I'm here representing Lahaina Bypass Now. On June 15th, we submitted a support letter to the Department of Housing and Human Concerns to the Director that we propose and we support this project and for a number of reasons. One is based on our philosophy, we feel that not only is it providing networks of roads but it also helps with public transit and it has smart planning. And it also provides walking and biking paths. So this project aligns with our strategies and in going back to networks of roads, expanding the network of roads in our urban area, it allows a better distribution of traffic and should lessen the burden on the Honoapiilani Highway and the Lahainaluna Road corridor. With public transit, it will bring more utilization to enhance the Lahaina Villager bus route, and this would be a proposed opportunity for where there's a bus route by the park. For smart planning, we feel that it is in line with all of our vision and we also did a study back in 2007. We polled 54 companies and we received...2,700 responses and out of that we learned that 30 percent...work in Lahaina, 48 percent work in Kaanapali, 10 percent in Kapalua and the rest travel, including those folks, they travel for more than 25 miles. And we learned that if they had an opportunity to move to the West side, 48 percent of 'em said, I wish I lived closer to work for a shorter commute. We also learned that 50 percent would be very likely to move to the West Maui if they could find a place that was similar amount of money for where they're living now. Let's also remember the gas price has gone up so if we can provide more affordable housing and the opportunity for our workers that work in Lahaina so they don't have to commute so far, it would be a wonderful opportunity for them to provide these housing. That's why we support this project. In addition, the top three reasons for not living closer to work, one of...the third reasons was West Maui is too expensive. Well, this opportunity has come with the...Habitat for Humanity and West Land that they are providing this opportunity. And so we support that. And lastly, I just wanted to

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share with you that in our survey, we had also, it says develop more affordable housing in West Maui to provide employers and employees with realistic housing options that...for a shorter commute. So...in conclusion, I did not submit testimony but if you have any questions or if you would like me to provide this letter that we submitted to the Director of Department of Housing and Human Concerns, I would be happy to.

CHAIR CARROLL: Thank you. Any questions for the testifier? Seeing none, thank you very much.

MS. THORLAKSON: Thank you.

CHAIR CARROLL: Ms. Hamman?

MS. HAMMAN: The next person to testify is Don Lehman.

MR. LEHMAN: Good afternoon, Chairman Carroll, Committee members. I'm Don Lehman. I'm the president of West Maui Taxpayers Association and we've already submitted testimony strongly supporting this project. West Maui Taxpayers is a little unique in that our basic focus is on infrastructure investment on the West side. We, we're not really...your typical taxpayer organization. We have an annual meeting and...this year it's gonna be...next year it's gonna be January 12th so you're all invited as you always are. And at that meeting we take a survey of the community and our membership. We have quite a large following in the West side. And ask them, what are the issues that are important to you this year? And every year the top three are traffic, affordable housing and health care. We've been active in all of those. We haven't had a lot of success in getting any affordable housing on the West side for a long time although this project is a really good project. It's infill. It's in an area that is bordered on one side by established residential and the other side by the Kahoma Stream Channel. I think you all saw it yesterday. It's an area that takes advantage of an existing bridge to give better access to neighborhoods on the Lahainaluna side. Lahainaluna Road, as you may know, services...is a one-way in and out for hundreds of homes, three schools, the senior center, an adult day care center and it's at, at the intersection of Honoapiilani Highway. It's a nightmare. Having one more access out of the--at the least the upper half--of the, the camp residential development is gonna take a lot of traffic off that intersection. So that's one of the...it's...this way we get affordable housing, which we've always supported, and we get some traffic mitigation measures that we've always supported. For those reasons we think because it's infill, it's a very good project. It gives access to...for the people in this...this neighborhood and the neighboring...neighborhood can go across the bridge and they can get to shopping centers, the industrial park and other aspects going north without going through that intersection which is the most...probably the most overburdened intersection in the West side. So for all those reasons, we're very much in support of this particular project. Thank you.

CHAIR CARROLL: Thank you. Any questions for the testifier?

COUNCILMEMBER PONTANILLA: I got one. Chairman?

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CHAIR CARROLL: Mr. Pontanilla.

COUNCILMEMBER PONTANILLA: Thank you, Mr. Lehman, for coming here and providing your testimony. You say that you represent the West Maui Taxpayers Association. By any chance, would you know how many homes that are owed to the County of Maui in regards to affordable housing on the West side?

MR. LEHMAN: How many projects?

COUNCILMEMBER PONTANILLA: How many, yeah, how many projects, how many units, if you got?

MR. LEHMAN: I don't have the exact number of units. I can give you...in our goals and objectives, we list--what did I do with it? The projects that we know of and I've testified on actually, we have Waihee which is nebulous until the flood control channel is built. We have the Kahoma Stream project which is 68. The Villages at Leialii, they, they show a buildout of over 1,000 but the market's gonna determine the buildout on that. We have Puukoolii Village Mauka which is also going forward at this time which is a mixed use. It's not all affordable housing but, but I think there are a couple hundred units and some rentals and multi-family...I mean, multi-family kinds of structures. And Pulelehua which also, I guess, is moving again. And that has a few hundred.

COUNCILMEMBER PONTANILLA: Okay. Yeah, what I'm trying to get at is that, you know, the County is owed a lot of affordable units and...on the West side. And, you know, you don't see anything that's coming up. So I was just wondering, you know, when those units gonna come about that we...I, I can ask the Department in regards to that. But, you know, there's a lot of things that are needed on the West side and affordable housing surely is one. At one time Lahaina, West Maui was the most critical in the state in regards to requiring affordable housing. And, you know, we had an opportunity nine years back which, you know, we voted down that one particular project. And it would have afforded 200 families to move into affordable units. When I say affordable, nine years ago, \$125,000...\$125,000.

MR. LEHMAN: Which project was that?

COUNCILMEMBER PONTANILLA: Puanoa, which the people of Lahaina didn't care for. So I just wanna point out, you know, when you look at the prices on this particular project, it's almost doubled or tripled. So, thank you.

MR. LEHMAN: That's true. Okay, thank you very much.

CHAIR CARROLL: Ms. Hamman?

MS. HAMMAN: The next person to testify is Gary Kepner.

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MR. KEPNER: Good afternoon. My name is Gary Kepner. Our, our neighborhood was promised us to be open space, about 16½ acres, I believe. And now they're trying to reduce our park open space to, I'm guessing, about half an acre. That is, I think, including a retention basin so I was wondering if that's gonna turn out to be like the retention basin we have behind the aquatic center which is supposed to be our Lahaina special events arena, that is a swamp. I'm also concerned about the...an increased traffic in our neighborhood. I'm convinced that the amount of vehicles coming from this new project, many or most of them are going up to the schools and it's gonna be--where'd I write it down?--couple hundred or more, 300 cars a day going each way twice, and I consider that a tremendous increase in the traffic that, as you've already heard, is, is excessive in our area. Our streets in our neighborhood don't have any sidewalks and all the children from this neighborhood would be going up through our neighborhood to go to school, and that creates a very dangerous situation with students walking and the extra traffic. I myself am convinced that we're gonna have gridlock at the corner of Lahainaluna Road and Kalena Street with all this additional traffic. We already have times when we have to wait awhile just because somebody's trying to turn left to go up to the schools and it's only a two-lane road. So it's going to be quite a wait just to be...to get on to Lahainaluna Road. With the, of course, with the increased traffic that'd be much worse. So then, this is going to end up having a traffic signal at Lahainaluna Road and Kalena Street. Now traffic signals are a necessary evil when there's a lot of traffic, but probably when the schools aren't in session, it'd be a big hindrance to traffic. I, I hear the statistics that they produce that say increased connectivity increases or decreases the traffic flow in neighborhoods. But I believe that any statistic needs to be applied to the specific issue, the specific case. And I think in this case, it's going to be quite the opposite and rather than helping the flow through our neighborhood, it's going to be totally opposite and cause gridlock in our neighborhood. And with this subdivision and the street going through it leading to the malls and things down at Keawe Street, a lot, lot of people most likely from below our neighborhood will be coming up to our neighborhood to go that way to the mall rather than going down Lahainaluna Road to the highway...further increasing the traffic in our neighborhood.

CHAIR CARROLL: Please conclude.

MR. KEPNER: Okay. Anyway, when it was zoned Open Space and I implore the Council to disapprove this...proposal because I don't think that fast track housing is applicable in this, in this issue. I think it's meant for something else that has no opposition to it. Thank you.

CHAIR CARROLL: Thank you. Any questions for the testifier? Seeing none, thank you. Let the record show that all Members are present except Mr.

MS. HAMMAN: The next person to testify is Herman Naeole.

MR. NAEOLE: Good afternoon. My name is Herman Naeole. And I'm a resident of Kilauea Mauka, been there since 1972. My purpose here this afternoon is the safety. Since 1972 up to 2011, I live right on the corner of Kahena and Kalena and I have seen the population grown, quite a few. I'm talking about more homes that was added on within Kilauea Mauka. I'm talking also...also from Mill Camp all the way up to Kilauea Mauka, an increase in amount of families had moved, moved back, more housing that was extended going upstairs. And I'm talking there's a lot of

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children from camp, Mill Camp all the way up to Kilauea Mauka and further. I have seen recently more children walking to school from camp, from Keawe. Children walk from Keawe all the way through Kahoma, in front of my home on Kalena Street. Children from camp walk up into that area and there are no sidewalks. They build these homes, Kahoma, you make this road that would connect Kanui and Kalena. Where is the safety for our children? No sidewalk. As it is right now, there's a lot of mopeds that go through that area, through my area daily, more so on weekends. Traffic right now is unsafe without sidewalks for our children. I ask that we block these home that to be built there. Give us a park for our children. I don't know if any of you have driven through the back road of...Mill Camp. Those roads are very, very narrow. I drive that road many times. Children are playing on the street. Why? There is no park for them to go play at. So I feel that if we can have a park in that area, safety for our children. If the population had grown since 1972 up to 2011, you put those homes in that area, more children gonna be walking through Kalena Street. So I ask that you block the homes that's to be built there and put a park. I thank you.

CHAIR CARROLL: Thank you. Questions for the testifier? Seeing none, thank you _____.

MR. NAEOLE: Mahalo.

CHAIR CARROLL: Ms. Hamman?

MS. HAMMAN: The next person to testify is Darryl Banks.

MR. BANKS: Good afternoon, Chair and Council Members. Darryl Banks, Chairman of the Board, Habitat for Humanity Maui. And as a board, I'd just like to say we fully support this project and we look forward to doing a much needed and our first project on the West side. Thank you.

CHAIR CARROLL: Thank you. Any questions for the testifier? Seeing none, thank you. Ms. Hamman?

MS. HAMMAN: Next person to testify is Marvin Tevaga.

MR. TEVAGA: Aloha, Council. Thank you for giving me this time to share some few words. I, I born and raise...I was born and raised in Lahaina. For those of you who know, Lahaina is a small place so what happens in Lahaina, everybody finds out in a few seconds, a few minutes. So the last thing I would like to do is to make hakakau with our neighbors and stuff so this is just my opinions and what I feel. I testified a few months ago on a Pulelehua project and the need for affordable housing. My family and I we don't...we're renting right now from our, our landlord. And as is in Lahaina, a lot of people are renting and I would say some homes have 9 rooms, 15 rooms. That's no exaggeration. As you go down to Lahainaluna, different...the, the subdivisions, there's cars piled up all over the road. And a lot of the reasons why is because they can't afford to have their own home. I think if they had the opportunity to have their own home, they would be able to alleviate a lot of the traffic congestion. I work for the Police Department and I know where the traffic, he's talking about. I work these traffic posts, yesterday morning,

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today. And I see the traffic congestion and it's hard when we have cars piled up and they're looking at me. I'm, like, I don't know what to do. There's only one way in, one way out. And a lot of these people are going to work. A lot of these people are dropping their kids off and then going to work. So the, the question for the, the neighbors that are there is that, you know, we may not be able to get along in Lahaina all the time but we have that opportunity to make things work out. Now currently that a lot of the homes that are there, we have families that the Catugals, 1950. The Felicildas, the Naeoles, you know, they have homes that have been passed down to them from years and years and generation to generation. Many of the families are migrants from different parts of Philippines, Tonga, Samoa and they leave these homes to their children. My family doesn't have nothing to leave to my kids. So if we had this opportunity to have homes for my kid, my kids to stay in Lahaina to go to what I say is the best school in the state of Hawaii. Lahainaluna taught me a lot, taught me about who I am, set the blueprint, the foundation for my life. And that's something that I won't be able to have if I have to move to Kihei and commute to work or just pay rent. It's just a dream of mine to have something for my kids, to have a better life for my kids that give them something that I never have and my, my, my kids' kids. So I just ask that, consider it. We can work things out. There's, there's always opportunities to work things out as far as travel in and out, the bypass. I mean, I'm not an expert and one's gonna be coming up and talking later. But just something to consider that as a, as a resident in Lahaina, we can come to some kind of agreement. So thank you.

CHAIR CARROLL: Thank you. Any questions for the testifier? Mr. Couch?

COUNCILMEMBER COUCH: Thank you, Mr. Chair. Thank you for coming today, Mr. Tevaga.

MR. TEVAGA: Thank you.

COUNCILMEMBER COUCH: You say you, you work for the Police Department in Traffic?

MR. TEVAGA: No, I work as a Patrol but I, I work a lot of the traffic. There's a traffic post up at Kuialua and Lahainaluna.

COUNCILMEMBER COUCH: Okay.

MR. TEVAGA: Yeah.

COUNCILMEMBER COUCH: Is it your experience that if...if there were...the traffic that was...that people are concerned about on Kalena, would it, would it be your experience that the people would not wanna...stay at that, you know, stop at that stop sign and be there forever? Wouldn't they go around if there's another way down to Keawe and up with the bypass?

MR. TEVAGA: Yeah. If, if thee, well, I was just looking at the, the print. And I'm not speaking for the Department, I'm speaking for myself now. If you go down the Keawe access way, like, we had the Plantation Days in Lahaina and the traffic was bad. And I was thinking to myself we just opened up that bridge there and let people exit out of there, it would alleviate a lot of the traffic

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where people coming home from work trying to get to home rather than going to the Plantation Days. So I think by having that and also the bypass, the extension to Keawe is going up can help take to Kaanapali, Honokowai area.

COUNCILMEMBER COUCH: Okay, thank you.

CHAIR CARROLL: Thank you. Any further questions for the testifier? Seeing none, thank you.

MR. TEVAGA: Thank you.

CHAIR CARROLL: Ms. Hamman?

MS. HAMMAN: The next person to testify is Sherri Dodson.

MS. DODSON: ...(*adjusts mic*)... Sorry, shorter. Good afternoon. I'm Sherri Dodson, Executive Director of Habitat for Humanity Maui. Habitat for Humanity Maui is a non-profit developer providing home ownership for those people who earn 25 to 80 percent of County of Maui median income. These families typically would never qualify for a conventional mortgage at any price. Many of our partner families come right out of homelessness into a simple, decent home. These families prosper with the stability . . .(*coughs*) . . . excuse me, of a home and research has shown that their incomes increase, their children do better in school, they have increased self-esteem which helps both parents and the children of the family. There's no question that home, home ownership benefits the family with a simple decent place to live. But it also benefits the community. These families produce more real property tax and income tax. They often want to give back to the community because of the generosity they've received. Habitat has built and repaired 71, 72 homes--we just finished one--on Maui, safely housing hundreds of individuals. But our job is not done. We continue to build housing that will benefit families, children and generations to come. We also provide home ownership education, financial literacy, credit counseling, budgeting and home maintenance. The support we offer for potential homeowners, whether or not they qualify for our program, continues with them after they become homeowners. Habitat is able to build affordable housing because of the extreme generosity of this community who come out and provide thousands of volunteer hours to help build our homes. The generosity extends beyond this community as well with volunteers coming from all over the world to help build affordable housing for our community. When we...we then are able to sell the house at a 0 percent interest mortgage that Habitat issues and services. This enables us to tailor a mortgage to a family so that they truly can afford the monthly payments. A \$200,000 home at a zero percent interest over a 20-year mortgage would cost a little over \$830 a month in principal. If that same mortgage was...for a kupuna or a single person, we could do a 30-year mortgage where the payments would be \$555 per month. Our program is fortunate to have the support of the County, businesses, contractors and developers. We are proud to be partnering with West Maui Land Company on this project. I talked earlier about the 72 families we have provided safe housing on Maui for. Unfortunately, we've only been able to assist one family in Lahaina and that was for a critical repair. This project will be the first opportunity that Habitat has to build in Lahaina. I've already been contacted by two current partner families of ours,

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Aunty Iwalani Shim and Aunty Irene Neal, who are excited about this project because they have nephews who need housing. They have sons and daughters who need housing. I also have here Josiah Kurnow who is a resident of Lahaina. He's...he and his girlfriend work, both work two jobs. He works at the Old Lahaina Luau. When he saw this project, his first thought was, I can actually walk to work. Our work isn't done as...our work isn't done and we are very, very excited to be partnering with...with West Maui Land Company on this project.

CHAIR CARROLL: Thank you. Ms. Baisa?

COUNCILMEMBER BAISA: Yes, thank you very much, Chair, and thank you, Ms. Dodson, for being here this afternoon. And congratulations on your recently completed home in Hawaiian Homes. It was a pleasure to see.

MS. DODSON: Thank you.

COUNCILMEMBER BAISA: Question this afternoon is, you know, we're very excited about the possibility of affordable housing in Lahaina and, of course, working with you and your organization. The numbers that you mentioned in terms of what people have to pay are almost unbelievable. People are paying more for one room in a, in a home to live, 'cause I know I have family members that do that. But what I wanted to ask you is, what kind of a waiting list, or do you have a waiting list for Lahaina?

MS. DODSON: No. Habitat has a policy, an overall policy, not to keep waiting lists because we don't believe people should be waiting around for us. You know, we want them to continue to work towards home ownership on their own. But as I said, we've already gotten phone calls from some of our families who found out that Habitat was going to be potentially building out in Lahaina and they're asking us, you know, when can they sign up. Josiah currently pays \$1,200 a month in rent. He certainly is excited about, you know, if this project goes through.

COUNCILMEMBER BAISA: So you, you would have to have a potential project approved and then you'd look for folks?

MS. DODSON: Yeah, we do. We make sure that with...like the eight projects we have at Harbor Lights right now that we just recently purchased, we're taking applications now for them. Putting someone in the stream too early, you know, we always encourage our families to continue to, to work on their credit and, and build on their, their financial literacy and those types of things. So we don't want them to become stagnant on a waiting list saying, okay, I'm, you know, I'm set for Habitat. I'm just gonna stay where I am.

COUNCILMEMBER BAISA: Based on your experience, do you normally have any trouble in recruiting?

MS. DODSON: No. We have more trouble qualifying families truthfully. Many of the families that we serve 25 to 80 percent of median income do have credit issues. They have debt issues, high debt.

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So we work with the families, generally over...anywhere from six months to two years on getting all their financial, their credit, credit reports looking decent 'cause even though we service the mortgage, even though we're the mortgage company, it behooves us to have them succeed because they pay us back. And if they don't pay us back, if they somehow don't succeed at home ownership, then we failed.

COUNCILMEMBER BAISA: Thank you very much. And thank you for the work you do.

MS. DODSON: Thank you.

CHAIR CARROLL: Any other questions for the testifier? Mr. Pontanilla?

COUNCILMEMBER PONTANILLA: Thank you. Thank you, Ms. Dodson, for being here. You know, financing of the homes themselves, this would be only for clients that, that you service? Or, you know, you provide financing for the total subdivision?

MS. DODSON: No, we...yeah--

COUNCILMEMBER PONTANILLA: Because the numbers that you gave is so inviting.

MS. DODSON: ...*(Chuckles)*... It sounds good. No, we, we only work with families between 25 and 80 percent of median income, generally because they can't qualify for conventional loan. They are other families, you know, that can qualify for conventional loans but just can't qualify at houses that are, you know, six and seven hundred thousand.

COUNCILMEMBER PONTANILLA: So strictly 80 percent below median income, then?

MS. DODSON: Yes, sir.

COUNCILMEMBER PONTANILLA: Thank you.

CHAIR CARROLL: Thank you. Any further questions for the testifier? Seeing none, thank you. Ms. Hamman?

MS. HAMMAN: The next person to testify is Gary Passon.

MR. PASSON: Thank you, Council and, and Chairman Carroll. My name is Gary Passon. I'm Board member of Habitat for Humanity Maui as well as the Chairperson of the Site Selection Committee. Habitat for Humanity, as, as you've heard today, is an affiliate of Habitat for Humanity International. Habitat for Humanity International is a world leader in creating affordable housing. Habitat for Humanity Maui is proud to be one of the most significant contributors to affordable housing on Maui having participated in, as Sherri said, 72 projects in, in addition to those, we this year acquired eight units in Harbor Lights as part of our project to take advantage of the current market and renovate those units in a manner that we can put

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participating families into those units at a very low cost. So that's a project that we did in conjunction with both private and public assistance. We also this year, as, as mentioned, turned over a house just last week to a partner family, Mrs. Alo. And...the house we helped her and her family build that house on the Hawaiian Home Lands. We're proud of that effort and it's one of many projects that we've done up there in, in partnership with the Hawaiian community. It was...we had a really excellent ceremony and the blessing and the ceremony was done in the Hawaiian tradition. I can't say enough about how heartwarming and wonderful it was to see this family's dreams come true. And Habitat for Humanity is fully engaged and committed to more and more affordable housing projects here on Maui. And we're excited to begin our first significant project in Lahaina. We ask the community's support for this project and we hope you can help us get this project moving forward quickly. Thank you.

CHAIR CARROLL: Thank you. Any questions for the testifier? Ms. Cochran followed by Mr. Couch.

COUNCILMEMBER COCHRAN: Thank you, Chair. And thank you for being here. I'm just curious, what's the average timeframe your homes get built out? Start to finish, is there a number, month?

MR. PASSON: Typically, we, we'd like to target somewhere around six months, more realistically it's nine months to a year. And part of the reason for that is, is as Sherri mentioned. We have to coordinate the family being ready to participate in that process, and they have to contribute a significant number of personal hours in the building of the house as well as learning how to maintain and operate the house. So we are often...the scheduling is often affected by, you know, the family selection process itself.

COUNCILMEMBER COCHRAN: And the...Chair?

CHAIR CARROLL: Proceed.

COUNCILMEMBER COCHRAN: And the, the home you mentioned, is that Aunty Iwalani Shim's home that was just completed and dedicated?

MR. PASSON: No.

COUNCILMEMBER COCHRAN: No, different? Okay.

MR. PASSON: Yeah, it's a different one.

COUNCILMEMBER COCHRAN: Just curious, thank you.

CHAIR CARROLL: Mr. Couch?

COUNCILMEMBER COUCH: Thank you, Mr. Chair. Mr. Passon, question for you. You have 10 lots in this...gonna be allocated in this subdivision?

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MR. PASSON: That's correct.

COUNCILMEMBER COUCH: Is that a limitation on your part or on the developer's part?

MR. PASSON: It's...I...it's a limitation on the amount of lots that we could afford to purchase in the model that we had put together.

COUNCILMEMBER COUCH: Okay. So you purchase the lots and then the people put the house on it and then they, they get the lot and the house.

MR. PASSON: That is correct, yeah. We, we--

COUNCILMEMBER COUCH: You get paid...

MR. PASSON: --then fund the building of the house and, you know, when...you know, in terms of the hard materials and then we have volunteers and, you know, we also have some, you know, real contracting costs that we have to...obviously put into that package.

COUNCILMEMBER COUCH: Sure. So if you had more funding you would be able to do more, more lots in that subdivision? 'Cause, I mean, it sounds like you guys have a great package and you only have 10 lots and then I was, I was hoping to see if we'd get more than that.

MR. PASSON: We would love to build 1,000 homes on Maui . . . *(laughs)*. . . to be honest with you. You know, we, we just do what we can with the monies and the support and the resources that we can gather up.

COUNCILMEMBER COUCH: Okay, thank you.

CHAIR CARROLL: Any further questions for the testifier? Seeing none, thank you.

MR. PASSON: Okay, thank you.

CHAIR CARROLL: Ms. Hamman?

MS. HAMMAN: The next person to testify is Lora Yadao.

MS. YADAO: Good afternoon to the Chair and to the Committee. Thank you for coming out to the site inspection yesterday. I hope you had a chance to tour the surrounding neighborhoods in the area as well. There's no doubt that affordable housing, jobs creation and roads are important issues today. It's also important to think about quality of life. The neighborhoods surrounding this parcel have already taken several hits for "the good of the community". The industrial center has taken some of the view of the ocean and Molokai while increasing the amount of noise in the area. The bypass being built at the top of Keawe Street has taken even more of the view from

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these neighborhoods while creating more noise. The closing of Ikena Street in order to build part of the bypass extension has effectively split a neighborhood in two. This land in question, this parcel in question provides a natural buffer at least right now between an industrial center and a quiet residential neighborhood. All this project offers is further deterioration in the quality of an established neighborhood and new houses with a close-up view of an industrial center and a ditch. Oh, well, it also offers increased traffic and a further burden on our already overcrowded schools while seeking to be exempted from a laundry list of impact fees. The community plan and the zoning designations should be honored. I ask you please not to give fast track approval for this project. If you sort of help some people but hurt a whole lot of other people, have you really done a good thing? Thank you.

CHAIR CARROLL: Any questions for the testifier? Seeing none, thank you.

MS. YADAO: Thank you.

CHAIR CARROLL: Ms. Hamman?

MS. HAMMAN: Mr. Chair, Ms. Yadao was the last person signed up to testify.

... END OF PUBLIC TESTIMONY ...

CHAIR CARROLL: Is there anyone in the audience that wishes to give testimony at this time? Please rise. Seeing none, Members, if there's no objection, I will close public testimony.

COUNCIL MEMBERS VOICED NO OBJECTIONS.

CHAIR CARROLL: Public testimony is now closed. Members, by correspondence dated October 24, 2011, the Director of Human...of Housing and Human Concerns submitted an application for the development of the Kahoma Residential subdivision in Lahaina, Maui, Hawaii pursuant to Section 201H-38, Hawaii Revised Statutes. The proposed project consists of approximately 68 single-family lots, with 100 percent of the affordable...of the project offered at affordable prices to income-qualified households and a neighborhood park. Pursuant to Section 201H-38, Hawaii Revised Statutes, the County has 45 days or until December 8, 2011 to approve...to approve...with modifications or disapprove the project. If the Council fails to act by December 8th, then the project will be deemed approved. I've asked Rory Frampton to give us a brief presentation of the proposed project. But first I'd like to ask Ms. Ridao to make some opening remarks. Ms. Ridao?

MS. RIDAO: Thank you, Chair. Considering that we have heard a short, brief explanation of what this project is about, I would suggest that we go directly go to the Power Point presentation which will give us a detail of the entire project. And thereafter I would be happy to answer any questions.

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CHAIR CARROLL: Thank you. This Committee will stand in recess for two minutes while the screen is lowered. This Committee now stands in recess. . . . (*gavel*) . . .

RECESS: 2:20 p.m.

RECONVENE: 2:23 p.m.

CHAIR CARROLL: . . . (*gavel*) . . . Land Use Committee meeting of November 2nd is now called back to order. Mr. Frampton?

. . . BEGIN PRESENTATION . . .

MR. FRAMPTON: Thank you, Mr. Chairman. I'm Rory Frampton. I'm a Land Use Planning Consultant appearing on behalf of West Maui Land Company and we're happy to be here in partners in this project with Habitat for Humanity. Heidi Bigelow from West Maui Land Company is here as well as Sherri Dodson. Sherri will be here to answer any other questions that you may have later on as well. We also have our Traffic Consultant, Keith Niiya, from Austin, Tsutsumi & Associates. And as an additional resource if there's questions about the surrounding infrastructure, we have Chad Fukunaga from Kaanapali Land Development Company.

This is a slide just showing where the project location is and I'll get...I'll come back to this one a little bit later. But as we've heard earlier, it's...the, the project site is a long, linear site on the southern side of the Kahoma Flood Control Channel between the existing residential neighborhoods along Lahainaluna and that channel. In the nearby vicinity we have the Lahaina Business Park right across the channel, the Lahaina Gateway Shopping Center and the new condominium project directly makai.

This is some project data on the...project itself. The parcel size is 16.7 acres. There's a total of 68 single family units. And as was noted, 10 of those units would be done by Habitat for Humanity and 58 units would be done by West Maui Land Company as a mixture of both single-family homes and vacant lots. The lower table shows the distribution of those units and it's, it's wonderful that we have Habitat for Humanity here, because it really allows us to get down to this lower range of 80 percent and below of the HUD income range. We've also distributed the...remainder of the units throughout the various income categories from 80 percent all the way up 160 percent. Below, I'll note that in the 120 percent and below of the...we have a majority of the units at...120 percent and below. I think that's 52 percent or 35 units of the total 68 units. The prices that you see for the three bedroom and the four bedroom homes are maximum limits. We haven't put any floors on those, that's a ceiling if you will. So those prices would be the maximum and they could certainly come down lower which we anticipate that they will be doing on some of the higher income brackets. And it also shows the lot only packages, the prices.