

# HOUSING AND HUMAN SERVICES COMMITTEE

Council of the County of Maui

## MINUTES

July 7, 2003

### Site Inspection

**CONVENE:** 11:30 a.m.

**PRESENT:** Councilmember Joseph Pontanilla, Chair  
Councilmember Michael J. Molina, Vice-Chair  
Councilmember Robert Carroll, Member  
Councilmember Danny A. Mateo, Member  
Councilmember G. Riki Hokama, Non-member  
Councilmember Dain P. Kane, Non-member  
Councilmember Wayne K. Nishiki, Non-member

**ABSENT:** None

**EXCUSED:** Councilmember Jo Anne Johnson, Member

**STAFF:** Shannon S. Alueta, Legislative Analyst  
Tamara Koller, Legislative Analyst  
David Raatz, Legislative Attorney  
Yvette Bantilan, Committee Secretary  
Clarita L. Balala, Committee Secretary

**ADMIN.:** Herman Andaya, Jr., Deputy Director, Department of Housing and Human Concerns  
Edwin Okubo, Administrator, Housing Division, Department of Housing and Human Concerns  
Brian T. Moto, Corporation Counsel, Department of the Corporation Counsel  
Robyn Loudermilk, Planner, Department of Planning

**OTHERS:** Kay Okamoto, Realtor  
Ron McOmber  
Willie Kennison, ILWU  
Rocky Sanchez, ILWU  
Pat Reilly  
B. Martin Luna, Esq., Carlsmith Ball, LLP  
Ralph Masuda, Castle & Cooke Resorts, LLC  
Steve Bumbar, Executive Vice President of Planning and Development, Lanai Company  
Stephen Lackey, Lanai Company  
Michael Munekiyo, Munekiyo & Hiraga Inc.

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Gerrit Cormany, President, Castle & Cooke Resorts, LLC

**PRESS:** None

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**ITEM NO. 4(1): COUNCIL APPROVAL OF AFFORDABLE-HOUSING PROJECTS PROPOSED PURSUANT TO CHAPTER 201G, HAWAII REVISED STATUTES (LANAI CITY REDEVELOPMENT PROJECT)**

The Committee is considering proposed amendments to the Lanai City Redevelopment Project, which was approved by the Council in 1996 under Section 201E-210, Hawaii Revised Statutes. In accordance with Section 201G-118, Hawaii Revised Statutes, any amendments to a prior approval must be reviewed by the Council. The amendments include the following: (1) the "as is" sale of existing houses and lots; (2) seven additional affordable housing rental units; (3) the consolidation of two or more small lots measuring less than 3,000 square feet; (4) providing buyers and renters with greater flexibility and selection through the provision of additional home and rental unit designs and optional carports; (5) the use of alternate building materials for housing construction; (6) flexibility for the placement and construction of improvements on a lot, including lots that have been consolidated by providing for the removal of existing trees; and (7) the deletion of the self-help housing component.

The Committee assembled at 11:30 a.m. at 1220 Lanai Avenue, Lanai City.

Chair Pontanilla convened the inspection and stated that the Committee would be viewing three different kinds of housing at three different sites that are within the Lanai City Redevelopment Project. The first house would provide an example of a remodeled and renovated plantation home. The second house would provide an example of a newly constructed home on a parcel that was formerly occupied by a plantation home. The third and final house would be at Kanepu`u Hale, an example of a multi-family affordable housing rental option.

Two people provided oral testimony. Ron McOmber stated that the self-help housing portion of the original project should remain intact. He noted that there are a number of entities that would be available to assist the residents with self-help housing.

Pat Reilly stated that he supported additional affordable housing, particularly because it would benefit the school's staff. Previously, the school had cottages that were available for the staff, but those were later converted into portable classrooms or eliminated, causing a shortage of affordable housing for teachers. He also noted several concerns, including the impact of 201G housing properties on neighboring property values and the amount each family would have to invest to participate in the project.

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Ed Okubo, Housing Administrator for the Department of Housing and Human Concerns, stated that the Department supports the project amendments.

Ralph Masuda, of Castle & Cooke Resorts, LLC, provided a brief overview of the proposed project and a brief description of the house that was renovated. He noted that the renovated home and lot were purchased for \$42,000.

Chair Pontanilla recessed the inspection at 11:37 a.m. to travel to the second house.

Chair Pontanilla reconvened the inspection at 11:40 a.m.

Mr. Masuda provided an overview of the work conducted at the newly constructed home. He also noted that the new plantation two-bedroom house and lot were purchased for \$140,000.

Chair Pontanilla recessed the inspection at 11:49 p.m. to travel to the third house.

The Committee assembled at 165 Fraser Avenue, Lanai City (commonly known as Kanepu`u Hale).

Chair Pontanilla reconvened the inspection at 11:50 a.m.

Mr. Masuda provided the Committee with an overview of the features at Kanepu`u Hale, a multi-family residential area. He also noted that the affordable rental units are rented at \$300-\$550 per month, based on income levels. Mr. Masuda further noted that additional rental units would be built after receiving approval of the proposed amendments. Transient employees such as construction workers, seasonal hotel workers and teachers primarily use these units.

Chair Pontanilla reminded the Committee that the project would be deliberated at a meeting scheduled for 7:30 p.m. at the Lanai High and Elementary School Cafeteria.

There being no further questions or discussion, Chair Pontanilla adjourned the inspection at 11:57 a.m.

APPROVED:

  
JOSEPH J. PONTANILLA, Chair  
Housing and Human Services  
Committee

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