



Kahoma Residential Project

Paul Brown

to:

luc

02/18/2013 04:42 PM

Hide Details

From: Paul Brown <pbrownmaui@hotmail.com>

To: <luc@dbedt.hawaii.gov> ,

Aloha!

I am writing to express my support for the LUC to approve the district boundary amendment from Ag to Urban on Project A 12-795.

My wife and I were fortunate to have purchased a lot in the Kahana Wai subdivision when it was created by a developer in 2000. We subsequently built a home in which we are now raising our two children. The land where Kahana Wai is located was once ag land but had been surrounded by housing, making it unsuitable for ag uses and the natural progression was to change the designation and enable the developer to complete this in-fill subdivision. This change allowed 17 families to create homes in what was once a scrub and junk filled dead-zone. I'm sure that some of the neighboring properties objected to the project because they didn't want more houses in the area but now that the neighborhood is mature it vastly improves the area for all.

The Kahoma Residential project is very similar to Kahana Wai and is one that should move forward. Kahoma is already surrounded by housing and while designated as ag land it is highly unlikely that it will ever be realistically used in that manner. This development will allow many West side families the opportunity to enjoy the blessing of owning a home.

I understand that there has been opposition by some of the neighboring property owners and I hope that the LUC will put the needs of many over the desires of a few. I understand why the neighboring owners might object to this project: they will have to put up with noise and construction for a period of time, they will no longer have the opportunity to use the space for walking their dogs or other recreational uses, and they will lose some of the feeling of openness around their homes. But in the long run I believe that they will greatly benefit from the new neighborhood, gaining access to Keawe Street and Highway 30, the beautification of the area with planned landscaping, pathways and open space, and a new set of neighbors.

In general I am not supportive of many of the projects being planned for West Maui but the Kahoma project represents the kind of development that we should be doing:

- Infill
- Within current residential boundaries
- Within easy reach of infrastructure and services

Thank you for your consideration of this matter. Please don't hesitate to contact me if I may offer any assistance.

Mahalolo!

Paul Brown

LAND USE COMMISSION
 STATE OF HAWAII
 2013 FEB 19 P 2:53



West Maui Taxpayers Association

P.O. Box 10338 • Lahaina, HI 96761 • Office (808) 661-7990 • Fax (808) 661-7992 • Visit www.WestMaui.org

2013 FEB 19 PM 2:53

LAND USE COMMISSION
STATE OF HAWAII

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WMTA is a non profit 501 c 4. WMTA, as a dedicated Lobbyist organization, has a mission for our West Maui Community. The objectives of this Organization are to associate the interests, concerns, and efforts of residents and taxpayers of the West Maui area, and others interested in the orderly development and improvement of the area, in a cooperative effort. whether provided by, or to be provided by, the State or County governments, or by others.

To: STATE OF HAWAI'I LAND USE COMMISSION
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
P.O. Box 2359
Honolulu, HI 96804-2359
Via E-mail: luc@dbedt.hawaii.gov

Re: February 22, 2013, LUC hearing on Motion to Reconsider Decision and Order for Denial of A12-795 Kahoma Residential Project

GREETINGS:

WMTA was both surprised and disappointed to hear that the LUC denied approval of the above referenced Project. The Project has strong support within the West Maui community, and the Maui County government. WMTA, representing a large contingent of the West Maui community, has strongly supported the Project since its inception because its location and design are so optimal and needed in West Maui.

WMTA has not had the benefit of reviewing the order denying the Project, but assumes the denial is based on the opposition from a few nearby property owners. We should point out that this opposition comes from a few individuals who have enjoyed use of the Project property without any investment in nor any responsibility for maintenance or upkeep. By denying approval of the Project, which will greatly benefit the larger West Maui community, the LUC has effectively taken the land for the benefit of the few interveners. This taking is unfair on every level, but especially to the actual landowners and the many families who could enjoy living in the Project upon its completion.

Through periodic surveys of its members, WMTA has identified areas of special concern in West Maui. High on the list of concerns are affordable or work force housing and traffic mitigation. These work hand in hand as more affordable housing close to work and school will take cars off the road and mitigate traffic. The Kahoma Project fits perfectly within the WMTA priorities. The location is perfect as it infill bordering on an established residential development. The Project is within easy walking distance to Lahaina Town, two shopping centers, and the largest industrial park in West Maui. The Project design includes walkways, bikeways and parks.

In addition to upgrading the entire neighborhood, the Project will establish another connector between Lahainaluna Road and Keawe Street. This will take some of the burden off of the highly congested Honoapiilani Highway and Lahianaluna Road intersection, and is consistent with the Complete Streets concept supported by the State, Maui County and WMTA.

In conclusion, WMTA strongly urges the LUC to reconsider the Decision and Order for Denial for the A12-795 Kahoma Residential Project, and to approve this Project as expeditiously as possible. West Maui needs this project as there has been no new affordable housing in the area for years, perhaps decades. The Kahoma Project represents the best aspects of "smart planning", and would be a wonderful, family-oriented neighborhood that is sorely needed in West Maui. The location is perfect, the land suitable, and the plan excellent. Thank you for considering WMTA's thoughts on this Project.

Sincerely,

Donald Lehman, President

JOSEPH D PLUTA
181 LAHAINALUNA ROAD, SUITE I
LAHAINA, HI 96761 (808) 661-7990

February 18, 2013

Transmitted via email: luc@dbedt.hawaii.gov
State of Hawai'i Land Use Commission
Department of Business, Economic Development & Tourism
P.O. Box 2359
Honolulu, Hawai'i 96804-2359

Aloha!

Please find following my personal letter of Support for this Project!
Project: A12-795 Kahoma Residential Project
Goal: LUC's approval of a District Boundary Amendment from Ag to Urban

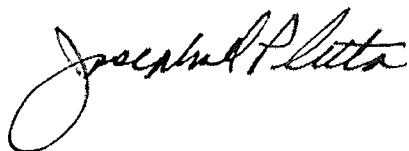
An urgently needed improvement to traffic in Lahaina is found and realized with the needed approval of the Kahoma Residential Project! This is far too important not to be realized as its one of the most important needs in this area. It will permit an access between Lahainaluna Road and Keawe Street. This will take some of the burden off of the highly congested Honoapiilani Highway and Lahainaluna Road intersection, and is consistent with the Complete Streets concept supported by the State, Maui County and WMTA.

I strongly urge the LUC to reconsider the Decision and Order for Denial for the A12-795 Kahoma Residential Project, and to approve this Project as expeditiously as possible.

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The location is perfect, the land suitable, and the plan excellent.

Warm Regards,



Joseph D Pluta

cc: Rory Frampton

LAND USE COMMISSION
STATE OF HAWAII
2013 FEB 19 P 2:53



The Kahoma Residential Development Project

Gregg Nelson

to:

luc@dbedt.hawaii.gov

02/17/2013 08:46 AM

Hide Details

From: Gregg Nelson <gm@napilikai.com>

To: "luc@dbedt.hawaii.gov" <luc@dbedt.hawaii.gov>,

Dear Commission Members,

I was disappointed late last year to read in the newspaper that the Commission was not able to approve the Kahoma Residential Project, however I am pleased to see that this same development project is being reconsidered in another Commission meeting later this month.

I sincerely hope that all of you will give serious consideration to approving this project and allowing it to go forward. We on the Westside have been waiting for too many years for affordable housing. Local politicians and community leaders have talked for years about how much they support affordable housing, but when it comes to making decisions and acting, nothing ever seems to get done, and affordable housing projects remain a distant dream, always out of reach.

From what I have read about this project, it is well planned and seems to make sense. Additionally, there are many in the community and county government that support it. There will always be those who oppose project such as this one and they need to be listened to and developers need to work on addressing their concerns as much as possible, however limited opposition shouldn't stall good projects that deserve your approval.

Please do the right thing and lets finally move forward on an affordable housing effort. Thank you for your consideration.

Gregg Nelson
5464 L. Honoapiilani Rd.
Lahaina, Hi. 96761
808-669-9500

LAND USE COMMISSION
STATE OF HAWAII
2013 FEB 19 P 2:53

Travis O. Thompson

89 Pukolu Way – Wailea, Maui, Hawaii 96753

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January 25, 2013

Honorable Chair Kyle Chock
State of Hawaii Land Use Commission
DBEDT
PO Box 2359
Honolulu, HI 96804-2359

2013 FEB -5 A 8 12
LAND USE COMMISSION
STATE OF HAWAII

Re: Kahoma Project – Lahaina, Maui

Aloha – the purpose of this letter is to request the Land Use Commission reconsider it's recent decision made by the Commission to not authorize the project to proceed.

Just about everything we do in life involves trade-offs. Do we retain open space, or do we provide much needed housing? Do we authorize a project that will provide homes for 68 families, including 10 homes for those who earn 80% or less of median income within Maui County, or do we maintain an area used to walk dogs, and as a play area for children?

There are no easy answers to these questions. However, in your deliberations, please consider the impact your decision will have on 68 families, who will otherwise not have a place to live in the Lahaina area. By integrating into this project homes for 10 low income families, which will be developed by Habitat for Humanity - Maui; the project will gain an instant sense of community. Prospective residents will see people working together to realize their dream of home ownership.



Kahoma project - Docket #A12-795
 Helen Giron to: luc@dbedt.hawaii.gov

02/01/2013 04:58 PM

State of Hawaii Land Use Commission
 PO Box 2359
 Honolulu HI 96804-2359

February 1, 2013

Testimony Helen Y. Giron, Board of Director of Habitat for Humanity Maui
 RE: Kahoma Project – Docket #A12-795

Habitat for Humanity Maui is a non profit developer providing homeownership for those people who earn 25% to 80% of the 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 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 is no question that homeownership benefits the family who has a simple decent place to live, but it also benefits the community as a whole. These families produce more real property tax and income tax. They often want to give back to the community as they are so grateful for the opportunities that have been given to them.

Habitat has built, repaired or renovated 75 homes 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. Habitat not only builds the housing but it also does homeownership education including financial literacy, credit counseling, budgeting and home maintenance. The support we offer is for potential homeowners whether or not they qualify for our program but once they do become homeowners, the support is there for them during the homeownership experience.

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 the people of this community.

We then are able to sell the house at a zero percent mortgage that Habitat issues

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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 \$830.00 a month in principal. If that same mortgage was for a kapuna or a single person, we could do a 30 year mortgage where the payments would be \$555.00 per month. As a banker, I am well aware of how hard it is to qualify for a mortgage loan for most families. 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 75 families we have provided safe housing to on Maui; unfortunately we have been only able to assist one family in Lahaina and that was with a critical repair. This project will be the first opportunity that Habitat has had to build in West Maui. We are already getting calls from families on the West side who want to apply for this project and possibly realize their dream of homeownership. This project may be their only opportunity to have a safe decent home to live in. Kahoma is the opportunity to make a dent in the huge need for affordable housing on the West side. Our work isn't done and we very much want to be able to provide affordable housing for the people on the West side. Habitat is proud to be a partner with West Maui Land Company and look forward to helping the people who work and play in Lahaina to realize safe and decent housing.

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