

From: [Joshua Guth](mailto:Joshua.Guth)
To: luc@dbedt.hawaii.gov
Subject: Kahoma residential project
Date: 01/29/2013 09:41 AM

LAND USE COMMISSION
STATE OF HAWAII

2013 JAN 29 A 11:20

ORIGINAL

Aloha members of the Land Use Commission,
My name is Joshua Guth. I am 26 years old, and I am born and raised right here in lahaina. I am a graduate of the kamehameha schools Kapalama campus and have a BS in Financing from the University of the Pacific in California. I have been privileged to leave home and attend schooling away, it has helped me to realize all the amazing aspects of Hawaii, mainly Aloha. The aspect of love, care, and kindness we share with each other. This is something that I believe West Maui Land is trying to do as a way to give back to the lahaina community in the form of very much needed affordable housing.

I recently purchased my first home here outside lahaina and paid \$455,000 for a foreclosure. The entire place needed to be gutted out and re-done. I have leaky ceilings, the roof needs to be replaced and so on. It's hard to believe but in lahaina this is considered a deal. Other homes in lahaina that are near this price range need to be torn down and completely rebuilt, these are the options we have on the west side if you are trying to buy a home. I respect the opinions of those opposed to the project but I do not agree with them. We cannot wait for "other" affordable projects to come about. One of my favorite statements in opposition of the project has to be, " doesn't Hawaiian Homes have a second phase for Leialii in lahaina?" There is a second phase that is planned and much needed but Kahoma residential will help the rest of our diverse community. Opposition has also asked to keep the field open space which I think would be really nice to have a nice grassy park if someone would pay and maintain it but I don't think that is a viable option at this point. If the affordable aspect of this property is shutdown what if it is sold and use for commercial or worse if it is sold and turned into an "Agriculture estate" with 2 million dollar home on it? These are possibilities that would be the biggest lose-lose for the entire community. Many people believe traffic is too bad or that construction is too expensive. Have faith, show aloha, give our community a chance to show our aloha and help our friends build their own homes.

Mahalo for your time and careful consideration.

Joshua Guth

Sent from my iPhone

From: Sandra Duvauchelle
To: luc@dbedt.hawaii.gov
Subject: A12-795 Kahoma Residential Project
Date: 01/25/2013 10:07 AM

LAND USE COMMISSION
STATE OF HAWAII

2013 JAN 29 A 11: 21

ORIGINAL

Aloha,

I am sending this correspondence in support of the Kahoma Affordable project. As a resident of Maui, I know first hand the commute from Upcountry to the west side for work. Many families work and live miles apart.

Kahoma project is the opportunity to create an affordable neighborhood for the many residents that currently commute a road that is often closed and sometimes dangerous.

It is the perfect use for this parcel, well designed where a family can actually have a single family home with a yard, park convenient shopping and schools.

I urge you to allow the rezoning so this project can move forward.

Please feel free to contact me if you have any questions.

Sandra Duvauchelle
993 Malaihi Road
Wailuku, Hi 96793
808-870-9860

From: Gerald Hokoana
To: luc@dbedt.hawaii.gov
Subject: Kahoma Residential Project A-12-795
Date: 01/24/2013 05:29 PM

LAND USE COMMISSION
STATE OF HAWAII

ORIGINAL

Dear LUC Members,

2013 JAN 29 A 11: 21

I'm writing in support of the Kahoma Workforce Affordable Housing project. I respectfully ask your reconsideration in the denial of West Maui Land Company's request for a change in land use from agriculture to urban. As I understand it, the denial was partly due to opposition in removing land from agricultural use. In the 1980's, I sold a 2 acre lot in Haiku to a client who wanted to provide affordable housing for employees of his restaurant, Polli's in Makawao. Similar to the Kahoma project, the land was state classified ag however across the street and adjoining above were residential subdivisions. The project raised the ire of the neighborhood and was highly controversial. It was viewed as spot zoning and as with Kahoma, was opposed because land was being taken out of ag for residential use. In the end, my client prevailed receiving state land use, community plan and zoning approval by a super majority of the Maui County Council. There were 12 starter homes built and sold to employees with financing from USDA Rural Development (then Farmers Home Loan). I believe most of Maui is classified ag so there are opportunities for those wanting to farm. There is very little affordable housing, especially on the West Side. Think about it, this is a very real issue. I have grandchildren and I'm sure some of you have too. Don't you worry about how their going to afford a decent place to live? I do. Unless projects like Kahoma are made available, there's very little hope for affordable home ownership. Please consider the young families that will benefit from this project.
Mahalo,

GERALD P. HOKOANA (R)
Aikane Properties
P. O. Box 792039
Paia, Hawaii 96779-2039
(808) 280-0768
(808) 748-0300 Fax
aikaneproperties@gmail.com

PS: I would also like to disclose that although I'm a real estate broker, I am in no way affiliated with the West Maui Land Company nor have I had any business dealings with them now or in the past. However, I was involved in an affordable housing project for Lokahi Pacific that's in the neighborhood of the Kahoma development. The Lokahi Kuhua Subdivision located on Kopili and Paeohi Streets was completed in 2006. I really do believe that all our community should have an opportunity to own a home.

From: dennydebby@aol.com
To: luc@dbedt.hawaii.gov
Subject: Kahoma project; Docket No. A12-795
Date: 01/24/2013 02:48 PM

LAND USE COMMISSION
STATE OF HAWAII

2013 JAN 29 A 11: 21

ORIGINAL

To Chairperson Kyle Chock
Commissioner Ronald I. Heller
Commissioner Chad McDonald
Commissioner Sheldon R. Biga
Commissioner Thomas Contrades
Commissioner Lance M. Inouye
Commissioner Jaye Makua Napua
Commissioner Ernest Matsumura
Commissioner Nicholas W. Teves, Jr.

I write in support of the Kahoma project. It is crucial to have affordable housing on Maui, especially on the West/Lahaina side since the economic recession has only magnified an already desperate situation on Maui in general, and on the west side of Maui in particular. I tutor at the homeless shelter in Wailuku and know that there is generally no room at the inn there and that there are always people living in their cars or on the beaches. This is even more true on the west side. I know that some people have said it would be better for this land to be a park but if the park then becomes filled with the homeless who have no place else to go the ones who wanted the park will be complaining about that.

We all love green space. We all love parks. But before we engage in having such recreational areas, shouldn't we first be concerned with housing and taking care of the people of our state and our island? I must add that am also very offended and find it very questionable that after the Maui County Council approved this project, a state board determined to ignore its neighbor island's council's vote and decide what is best for Maui rather paternalistically. It seems that what we want on Maui for our island as sought through our elected officials is ignored time and time again.

Please help us solve the homeless problem on Maui, reconsider and vote in favor of the Kahoma project.

Debbie Wright

From: Andrea Riecke
To: luc@dbedt.hawaii.gov
Subject: A12-795 Kahoma Residential Subdivision Support
Date: 01/24/2013 11:28 AM

LAND USE COMMISSION
STATE OF HAWAII

2013 JAN 29 A 11: 21

ORIGINAL

Aloha,
I am writing today to support the Kahoma Residential Subdivision. As a realtor here on Maui, I see the need for affordable and quality new homes on the west side. A recent MLS search for comparable properties with parameters of a minimum of 2bd/1bth homes under \$700,000 in W Maui turned up only 7 single family residences as compared to the rest of the island with Central showing 53 homes, North Shore 14 homes, South Maui 22 and Upcountry 21.

As a homeowner with small children, I definitely support the single family home versus condo/apartment style living. Having a safe and convenient place for my children to play right in their backyard is priceless.

I think we all agree that West Maui needs affordable housing. I hope the LUC will reconsider its position on the Kahoma Affordable Project.

Thank you for your time and consideration.
Aloha,
Andrea

Andrea Riecke R(S)
Windermere Valley Isle Properties
98 Hana Highway, PO Box #791876
Paia, HI 96779
Cell: 808-357-5118
Office: 808-579-8411
Fax: (808) 579-8543
www.windermere.com

From: [Christine Riecke-Gonzales](mailto:Christine.Riecke-Gonzales)
To: luc@dbedt.hawaii.gov
Subject: A12-795 Kahoma Residential Project
Date: 01/23/2013 04:47 PM

LAND USE COMMISSION
STATE OF HAWAII

2013 JAN 29 A 11: 21

ORIGINAL

Dear LUC Members,

I am writing to you regarding the recent vote on the Kahoma Project that I read about in the Maui News.

I know many local residents who work in the West Maui area, but live in Central, South, or Upcountry Maui because they cannot afford a home on that side of the island. They spend a lot of time away from their families with the commute, not to mention, that they are constantly dealing with the wear and tear on their vehicles, and the cost of gas. There is a great need for affordable housing on that side of the island, and the project is unique, in the sense that it offers many options for a wide range of income groups. These are single family homes with yards (not apartments), and the design includes a large neighborhood park, bike paths, and sidewalks, so the parcels are ideal for families. There are other larger parcels on the West Side that are more suitable for agriculture.

I hope that the Land Use Commission will reconsider its position on the Kahoma Affordable Housing Project.

Christine Riecke-Gonzales

--

From: Hans Riecke
To: luc@dbedt.hawaii.gov
Subject: Project A-12-795 Kahoma Residential Project
Date: 01/22/2013 09:26 PM

LAND USE COMMISSION
STATE OF HAWAII

Dear LUC Member:

2013 JAN 29 A 11: 21

Subject: Project A-12-795 Kahoma Residential Project

Please explain why you denied the request by West Maui Land Company to change the land use designation for this property from Agricultural to Urban. My understanding is that the project had County of Maui support. This is a 100% affordable housing project to be built in an area surrounded by urban development, has all the infrastructure in place and has no chance to ever be used for agriculture. It will provide much needed affordable housing in Lahaina.

I humbly urge you to reconsider your vote and let this project become reality.

Sincerely

Hans Riecke
77 Apalapani Lane
Haiku HI 96708

ORIGINAL

From: [Monimorakis](#)
To: luc@dbedt.hawaii.gov
Subject: Kahoma Residential Project
Date: 01/22/2013 01:13 PM

LAND USE COMMISSION
STATE OF HAWAII

2013 JAN 29 A 11: 21

ORIGINAL

I read the Maui News everyday and I was surprised to read about the rejection of the Kahoma residential project. I don't understand how affordable housing is not a good thing for Maui and especially for the West side. I see so many people having to commute from town (my son included) because of the lack of housing that is affordable for families in Lahaina and Kaanapali. It shouldn't be just a place for rich people and tourists. Please reconsider!

Aloha, Monica

From: [Lori Powers](#)
To: luc@dbedt.hawaii.gov
Subject: A12-795 Kahoma Residential Project
Date: 01/21/2013 05:06 PM

LAND USE COMMISSION
STATE OF HAWAII

2013 JAN 29 A 11: 21

ORIGINAL

To whom it may concern,

I am writing to you in support of LUC's approval of a District Boundary Amendment from Ag to Urban for the Kahoma Project.

It will offer a wonderful opportunity for families to buy their own place instead of renting, or having to buy in Central Maui or Kihei and commute to Lahaina, and for the future grown-up keiki to afford their own places here on the West side. With so few options available for affordable housing, this is coming at just the right time. Just want you to know that there is community support for this worthwhile project for our island residents.

Thank you for your consideration.

Mahalo,
Lori Powers, West Maui Resident and REALTOR

Lori Powers, REALTOR (S)
Coldwell Banker Island Properties
10 Hoohui Road #109
Lahaina, HI 96761
808-344-4427 Direct
Lori@greatmauiproperties.com



From: Joel Z. Navarro
To: 'luc@dbedt.hawaii.gov'
Subject: In favor of Kahoma Residential Project
Date: 01/21/2013 12:19 PM
Importance: High

LAND USE COMMISSION
STATE OF HAWAII

2013 JAN 29 A 11: 21

ORIGINAL

To whom it may concern at LUC,

On behalf of my family, we are in favor of the development of this new affordable housing project. West Maui needs affordable housing! We currently own a 3 bedroom apartment and would love to eventually move our growing family into a bigger and yet still affordable home.

Best regards,

Joel Z. Navarro
Branch Manager, Lahaina Branch
Title Guaranty Escrow Services, Inc.
Phone: 808-661-1223
Cell: 808-264-5089
Fax: 808-661-4003
Email: jnavarro@tghawaii.com
Please visit our website: www.tghawaii.com

A Legacy Built on Promises Delivered

DISCLAIMER: This message is only intended for the addressee named above. Its contents may be confidential, privileged or otherwise protected. Any unauthorized use, disclosure or copying of this message or its contents is prohibited. If you are not the intended recipient, (i) please do not read or disclose it to others, (ii) please notify the sender by reply e-mail or phone, and (iii) please delete this communication from your system. Any personal opinions expressed in this message do not necessarily represent the views of Title Guaranty.

From: [jeanne.riley](#)
To: luc@dbedt.hawaii.gov
Subject: Kahoma Residential
Date: 01/21/2013 12:03 PM
Attachments: [LUC letter.doc](#)

LAND USE COMMISSION
STATE OF HAWAII

2013 JAN 29 A 11: 21

ORIGINAL

Letter attached. Thank you Jeanne Riley

TO: STATE LAND USE COMMISSION

RE: PROPOSED RECLASSIFICATION OF Kahoma Agriculture Land Use to Urban Land Use

Jeanne Riley
590 Old Stable Road
Paia, Hawaii
808-808-877-9098 808-877-8007 fax
riley@aloha.net

LAND USE COMMISSION
STATE OF HAWAII

2013 JAN 29 A 11: 22

ORIGINAL

TO: STATE LAND USE COMMISSION

RE: PROPOSED RECLASSIFICATION OF Kahoma Agriculture Land Use to Urban Land Use

To members of the State Land Use Commission,

When my husband and I were 24 years old the State of Hawaii auctioned off land in Wahikuli. The State had been leasing the land to Pioneer Mill for sugar and took it back to offer home lots to families wanting to live close to Lahaina. My husband and I were able to buy a lot on Lokia Street and through the years we were able to complete building a house. According to the rules of this purchase, we could not sell this home for 10 years. The house was biking distance to Lahaina and at the time there was a bike path. We had one car so that came in handy

I went to visit the land in question (Kahoma Agriculture Land). It is certainly no longer suitable as agricultural land. If it had any appeal, someone in a close neighborhood would have planted vegetables by now as happens all over Lahaina. I have been a teacher on Maui for 38 years and I understand what young families want and need. The land is perfect for young families to build or buy a home. The project is conveniently located and is close to jobs, recreation and other homes and apartments (which are also filled with young families).

The project will include a large neighborhood park with bike paths and sidewalks and there is a broad range of prices for a wide range of income groups.

Most importantly, the project is supported by Maui County officials and it is included in the newly adopted Maui Island Plan.

I would like to state for the record that my husband is Jim Riley, an owner of West Maui Land. We both know from experience how important it is to have an opportunity to own your own home and raise a family in a consistent place. We are grateful that we were able to live in Wahikuli and work on a project that gave us a chance to live in one place for an extended period of time.

Sincerely,

Jeanne Riley

Address: 590 Stable Road Paia Hawaii 96779

Date: January 21, 2013

From: [Ciara Quam](#)
To: luc@dbedt.hawaii.gov
Subject: Project: A12-795 Kahoma Residential Project
Date: 01/21/2013 11:47 AM
Importance: High

LAND USE COMMISSION
STATE OF HAWAII

2013 JAN 29 A 11: 22

ORIGINAL

To Whom It May Concern:

I'm writing in favor of Land Use Commissions approval of a District Boundary Amendment from Ag to Urban! I'm a local agent in West Maui and have lived on Maui my entire life born & raised in Napili and graduated from Lahainaluna in 2003. I have 2 children ages 2 and 5 months old my Fiancé' and I are both middle class working people trying to obtain the dream of owning a home in West Maui. To purchase a home in West Maui has always been a dream especially with how high prices are and it not being obtainable for all families and incomes. I personally have 5 buyers myself interested in purchasing a home through this project! County employees (Firefighters, Police Officers, Teachers) all middle class hard working people wanting to provide a more promising future for there families. I truly hope you can make this dream possible for many local citizens in West Maui! IMUA Maui!

Regards,



Ciara Quam Realtor (S)
Quam Properties Hawaii, INC.
5095 Napilihau St. Suite 202
Lahaina, HI 96761
PH 808 665-1315
Cell 808 298-7719
Fax 808 665-1319
Toll Free 888 665-1315
www.ciaraquam.com
Ciara@quamproperties.com

From: debbie_arakaki
To: luc@dbedt.hawaii.gov
Subject: Kahoma Affordable Housing Project A12-795
Date: 01/21/2013 11:40 AM

LAND USE COMMISSION
STATE OF HAWAII

2013 JAN 29 A 11: 22

ORIGINAL

Aloha LUC members,

I wanted to take a moment of your time to express the positive aspects and the need for the Kahoma Affordable project that is being proposed by West Maui Land Co.

This project is a terrific opportunity for West side families to have a home , with a yard, a park, and places for kids to grow up. Finding housing, that is newer and within the range that is being proposed is very difficult here in West Maui. The proposed ranges are from \$298,100 - \$342,815 for a 3-4 bedroom built by the Habitat for Humanity , and pricing for the others ranging from \$372,600 - 685,515 based on the HUD range that West Maui Land for a 3-4 bedroom. I like the flexibility that someone can either buy a brand new home or just the land and then design and build their own home. What a dream for so many people! The parcels all have yards and sidewalks, a community park and places for people to ride their bikes. The project's location is conveniently situated in Lahaina, close to work, close to schools, close to markets, banks and the post office.

Currently, there are only 7 homes in West Maui on market (as of 1/21/13) that fall into this price range. The age of the homes currently for sale range from being built in 1926 (87 years old) to the newest in 1986 (27 years old). If there is a choice between buying something 87 years old and having to update it, or buying something brand new, I believe our families here in West Maui would prefer the latter. I know I would.

I have been born and raised in Oahu, I've lived and worked in West Maui since 1986. I have two children born and raised on the island of Maui , that I would love to see have their own home and opportunities like this affordable project would be able to make that happen for them.

It's a good project and I hope you will allow it to become a reality for families here in Maui.

Gary and Debbie Arakaki

From: djmsunmyc@aol.com
To: luc@bdebt.hawaii.gov
Subject: Project: A12-795 Kahoma Residential Project
Date: 01/21/2013 11:05 AM

LAND USE COMMISSION
STATE OF HAWAII

~~2013 JAN 29 A 11:22~~

ORIGINAL

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

Re: Project: A12-795 Kahoma Residential Project

January 21,

2013

To Whom It May Concern:

In regards to the above mentioned project, there are many important issues to consider and HUD housing is generally one that does not get much attention but has a significant impact to many often under-represented individuals. Making a decision about all the issues warrants much consideration, which is why I encourage the LUC's approval of a District Boundary Amendment from Ag to Urban. Currently HUD is at a standstill for those in need on Maui which is extremely discouraging.

Please consider supporting any project willing to make progress in this stagnant area of housing for our disadvantaged residents.

Many mahalo's,

Lisa Darcy
Haiku, HI

From: [Greg Howeth](#)
To: luc@dbedt.hawaii.gov
Subject: LUC's approval of a District Boundary Amendment from Ag to Urban for Project: A12-795 Kahoma Residential Project
Date: 01/21/2013 09:18 AM

LAND USE COMMISSION
STATE OF HAWAII

2013 JAN 29 A 11: 23

ORIGINAL

Aloha Members for the Land Use Commission,

I am writing in support of Project: A12-795 Kahoma Residential Project. It is the opportunity for families to buy their own place instead of renting and for our kids to get their own places here on the West side. West Maui needs affordable workforce housing now: 'approved' or proposed projects in the mill are at least 5 to 7 years from being built, if at all. The homes that are available, are older and not in great shape that fall into this price range for West Maui.

Mahalo for your support,
Greg Howeth

From: Barbara Potts
To: luc@dbedt.hawaii.gov
Subject: In Support of Kahoma Residential Subdivision
Date: 01/20/2013 07:19 PM

LAND USE COMMISSION
STATE OF HAWAII

2013 JAN 29 A 11: 23

ORIGINAL

Aloha,

I am in support of the Kahoma Affordable Housing Project that is being proposed by West Maui Land Company.

West Maui really needs affordable housing today. At this time, there are only 7 active listings for homes in West Maui that are priced under \$685,000. Only 3 of those are priced under \$400,000; 3 are priced over \$600,000, and most of the 7 homes are old and require repairs.

As a realtor, I am working with several families and single buyers who are looking for homes in West Maui that are affordable – teachers, firemen, restaurant workers, hotel workers, etc. These are hard working families who need to find housing at a time when the rental market is tight and good rentals are hard to find. It's difficult for most folks to save a down payment and to qualify for homes priced over \$600,000.

This project provides close proximity to schools and offers sidewalks and bike paths, which are important for working families. It makes sense for the community.

Mahalo,

Barbara Potts

Live Aloha!

Barbara S. Potts, R(B), MBA, SFR, ABR®, CNE, CIAS, GRI
Certified Short Sales and Foreclosure Resource
Principal Broker

Aloha Realty Group

180 Dickenson St. #217

Lahaina, HI 96761

808-344-5008 cell

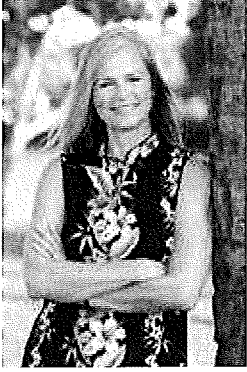
808-443-0555 efax

Search active Maui listings at www.aloharealtygroup.com

Search for additional property information at www.alohapotts.com

We are never too busy for your referrals

To Make a Difference in our children's lives, please contact me to see what you can do to help or visit our website at: <http://www.ilovemaui-schools.com>



From: Mele Bintliff
To: luc@dbedt.hawaii.gov
Subject: Kahoma housing project
Date: 01/20/2013 06:55 PM

LAND USE COMMISSION
STATE OF HAWAII

2013 JAN 29 A 11: 23

My name is Mele Bintliff, I was born and raised in Hawaii, I have spent the last ten years on the mainland and am finally home back in Hawaii to raise my family. I wanted my daughter and possibly future children to enjoy all that Hawaii has to offer. Unfortunately the housing market is so challenging, there is not enough inventory for the lower income bracket on the lahaina side. I would love to see you reconsider the Kahoma housing project..
Mahalo for your time.
Mele Bintliff

Sent from my iPhone

ORIGINAL

From: [Alice Tremble](#)
To: luc@dbedt.hawaii.gov
Subject: Kahoma Project
Date: 01/20/2013 04:38 PM

LAND USE COMMISSION
STATE OF HAWAII

ORIGINAL

Dear LUC Members,

2013 JAN 29 A 11: 23

I read about the LUC's recent vote on the Kahoma Project in the Maui News and was surprised. A lot of people who work in West Maui haven't been able to buy a home in the area because the average price is above their means. The same is true for kids who were born and raised in Lahaina - many are still living with their parents because there is not much available. The Kahoma Project is the first affordable housing project that has been proposed on the west in many, many years that will actually be built in the near future. It's located near schools, jobs, and other residential homes. It's not another condo project with high monthly dues and it offers homes with yards. It seems to make sense both from a need-based standpoint and location. The ag designation on this parcel seems out of place considering the surrounding uses and size/shape of this parcel. There are still thousands of acres of ag properties better suited for farming surrounding the urban areas in west Maui. Please reconsider your votes on the Kahoma Project to allow these homes to be built.

Thank you for your time and consideration.

Sincerely,
Alice

From: bevkhawaii@hawaii.rr.com
To: luc@dbedt.hawaii.gov
Subject: KAHOMA RESIDENTIAL SUBDIVISION
Date: 01/19/2013 09:19 AM

LAND USE COMMISSION
STATE OF HAWAII

ORIGINAL

Land Use Commissioners,

Please reconsider the approval of the Kahoma Residential Subdivision in West Maui. There is great demand for affordable housing in W. Maui especially for the younger workers starting out with families. Having a home with a yard and a neighborhood with parks, bike paths and sidewalks improves the quality of life for these families.

2013 JAN 29 A 11:23