

**From:** [Crystal Smythe](#)  
**To:** [DBEDT LUC](#)  
**Subject:** West Maui AO4-751 Maui Land &Pine  
**Date:** Tuesday, September 24, 2019 4:44:24 PM

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To Whom It May Concern,  
Please stop the proposed amendments, reducing the number of affordable homes for our working class families. Appreciative, cs

[Sent from Yahoo Mail on Android](#)

**From:** [Tamilyn White](#)  
**To:** [DBEDT LUC](#)  
**Subject:** West Maui Affordable Housing  
**Date:** Tuesday, September 24, 2019 6:53:40 PM

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To whom it may concern:

I'm disturbed that I even have to write in testimony on this topic. How could you ever fathom decreasing the percentage of affordable housing when we are in a major housing crisis? Are you so blind to the homeless families that get up and go to work each morning, only to still not be able to afford rent? When will you start working for the people that live and run this island?

I beg you to re-consider this gross mid-judgement and allow West Maui the affordable housing it so desperately needs.

Warmest Mahalo,

Tamilyn White

**From:** [Carrie Larita](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Affordable housing  
**Date:** Tuesday, September 24, 2019 7:04:56 PM

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Aloha,

We need more affordable housing options on island.

Action item 2: A04-751 Maui Land & Pineapple Co, Inc/Maui Oceanview LP  
Amendment of 2006 Decision and order

Proposed amendment is bad it lowers percentage of affordable units from 51% to 31% while increasing density by 18 units. Went from 450 affordable out of 882 to 280 affordable out of 900

Eliminates accountability for Kapalua mauka component (125)

Goes from mix of various housing types to 800 rental and 100 single family homes the affordable units will only be rentals with no timeframe on how long they would be affordable

Bottom line this is not the solution.

Thank you for your time,  
Carrie Larita

Sent from my iPhone

**From:** [Delaney De La Barra](#)  
**To:** [DBEDT LUC](#)  
**Subject:** No on item 2: A04-751  
**Date:** Tuesday, September 24, 2019 7:18:03 PM

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To whom it may concern:

Please vote no on Action item 2: A04-751 Maui Land & Pineapple Co, Inc/Maui Oceanview LP  
Amendment of 2006 Decision and order  
Proposed amendment. It is bad as it lowers percentage of affordable units from 51% to 31% while increasing density by 18 units. Went from 450 affordable out of 882 to 280 affordable out of 900

Eliminates accountability for Kapalua mauka component (125)

Goes from a mix of various housing types to 800 rentals and 100 single family homes. the affordable units will only be rentals with no timeframe on how long they would be affordable

Bottom line no

Delaney de la Barra  
120 hui rd F, apt C5  
Lahaina, hi 96761  
808-298-2135

**From:** [Dina Edmisson](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Regarding Action Item 2:A04-751 Maui Land & Pineapple Co., Inc./Maui Oceanview LP Amendment of 2006 Decision and Order  
**Date:** Tuesday, September 24, 2019 7:53:01 PM

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Aloha,

I would like to submit testimony regarding State LUC Action item 2: A04-751 Maui Land & Pineapple Co, Inc/Maui Oceanview LP Amendment of 2006 Decision and order.

This proposed amendment is very bad as it lowers the percentage of affordable units from 51% to 31% while increasing density by 18 units. It went from 450 affordable out of 882 to 280 affordable out of 900. This is a huge problem for our community and completely undermines the original intent.

It eliminates accountability for Kapalua mauka component (125)

Goes from mix of various housing types to 800 rental and 100 single family homes the affordable units will only be rentals with no timeframe on how long they would be affordable.

Bottom line we do not support this as it in no way supports our community. However it does support the property owners and ultimately the company not it's employees only it's board.

Mahalo,  
Dina Edmisson  
(808) 344-1724

**From:** [Michelei Tancayo](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Action item 2; A04-751 Maui Land & Pineapple Co, INC/Maui Oceanview LP amendment of 2006  
**Date:** Tuesday, September 24, 2019 8:34:59 PM

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Aloha,

I am writing this letter against the proposed amendment to lower the percentage of affordable units for Maui Land and Pineapple Co, Inc/Maui Oceanview LP, Pulelehua Project. Infact, I am writing that the Pulelehua Project in West Maui be 100% affordable. All 900 affordable residential units.

We need to hold Developers accountable to their proposals that got them their approval. This is an injustice to the people of West Maui who have hoped for affordable homes, to now be told, that majority of your hopes will now be affordable rentals. Your dream home will be "for profit" making money off your affordable income levels and limits, by the very people who used "affordable" to get their project approved, the DECEIT!! In addition, there is no timeframe on how long these affordable rentals will be affordable, causing another Front Street apartment issue. Don't make that same mistake!

Where is your compassion? Your people of Maui are begging for affordable homes. We don't need market value homes. There's over 1100 active listing right now that are market priced. The people who can afford market value may buy the inventory currently listed. Please address our current housing crisis by keeping the Pulelehua Project accountable to their original affordable housing requirements! Or even better, make this project 100% affordable!

The Community of West Maui are counting on you to hold Maui Land and Pineapple Co, Inc/Maui Oceanview LP, Pulelehua Project responsible to fulfill their original requirements and be held accountable for their use of "affordable". And if they aren't able to, then I ask that all approvals be withdrawn and halted.

Mahalo,  
Michelei Tancayo  
Lahaina

**From:** [Karen Comcowich](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Action item 2: A04-751 Maui Land and Pine  
**Date:** Tuesday, September 24, 2019 9:50:06 PM

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Aloha Kakou,

I am writing to request that the Land Use Commission **deny** the request to amend Amend Docket No. A04-751 2006 Decision and Order (Maui Land & Pine's Petition to Amend the Agricultural District Boundary into the Urban Land Use District to Action item 2: A04-751 Maui Land and Pineapple.)

When Pulelehu was being designed with community engagement, a beautiful community was envisioned which would allow the residents on West Maui to live and work in a complete neighborhood, with stores, facilities, and a vibrant mixed income neighborhood.

Even in 2006, the primary motivation for the community to support changing from agriculture to urban designation was the promise of affordable housing. Decreasing the amount of affordable housing from 450 to 280, and only offering the rental option goes against what the community wanted then, but more importantly it goes against what the community wants and needs now.

With the extreme housing shortage for residents this amendment should be going in the opposite direction: increasing the amount and type of affordable and work force housing included in this development.

At a minimum they should honor the 125 affordable rentals in the Kapalua Mauka development, as well as honoring the 325 affordable housing units in Pulelehu . These number cannot be combined. Affordable Rentals also need to be affordable in perpetuity.

Please deny the request for the amendment.

Thank you for your time,  
Karen Comcowich  
Lahaina, HI

**From:** [pij aiwohi](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Action 2:A04-751 Maui Land & Pineapple Co. Inc/Maui Oceanview  
**Date:** Tuesday, September 24, 2019 11:48:12 PM

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I say “NO” to your proposed agenda of housing as well as affordable housing. Before we decide on anything for Maui we need to look at how we will share Maui with over development. It’s impossible for Maui to thrive in harmony when development is just out of control. We cannot let Maui turn into an “Oahu”. Development needs to stop. We need to address the problems we have now on Maui. The county cannot move forward on any projects or new development of housing, commercial buildings or hotels until we fix the problems that currently affect Maui County. Water is a big problem, homelessness is a big problem, over use of our resources is a big problem. Let’s fix these problems first before moving forward on new agendas.

Mahalo

Pi’imauna Aiwohi



**From:** [Kennard Kekona](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Do not support Pulelehua.  
**Date:** Wednesday, September 25, 2019 8:01:12 AM

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Aloha council members I am e-mailing my testimony to you today because I will not be able to attend today's meeting and believe this project has huge fractions in it.

My name is Kaipo Kekona born and raised here on Maui I am 36yrs old and have 4 kids ranging from 12yrs to 1yr. My wife is Rachel Kapu 30yrs old and is deaf. We as a Hawaiian family do not support this development project in its newly revised version.

In 2006 I served as one of the West Maui Representatives on the county's CPAC and was made aware of this project with its original layout and even though then there were concerns now even more so.

Here are a few, the State's current study of the constitutional law to maintain an instream flow standard here in the Moku of Ka'anapali as well as State wide.

The current lawsuit involving the county with our clean water act and injection Wells in our sewage treatment infrastructure.

There are numerous large and small housing developments coming forward in the West side of Maui that can assist in this housing crisis caused by our previous Mayor and his corrupted conflicted manipulation of the real estate market. (True story due your home work)

The amount of traffic this scale of a project would be impacting our roads with a minimal of 2 cars per household.

Drastic changes in numbers for affordable/ low-income homes. The scale being set at 140% of the average income scale needs to be lowered, especially if the developer wants to lower the percentage to way less than 50% of the project. Not to mention he is also developing large scale multimillion dollar homes right around the corner clearly dividing our community with rich and poor oppressive mentality.

Last for now the developer clearly State's that this project will be providing for 50% of its units to new comers. Which we should not be considering being we all can agree we need homes for our current residents, not to mention the steady increase of the homeless population.

I appologise for not being able to be present on this work day, and assure you there are many more reasons projects like this need to be sent back to the drawing board with a firm line on what is to be expected by our community should we accept this type of project.

I humbly thank you for your time and dedication to a truly healthier and happy County of Maui. Council member Tasha Kama you need to stop rubber stamping every single housing project that comes in front of you. It's not right. Do your home work and research.

Vote NO on this project.

Mahalo Ohana Kekona

**From:** [gretchen.leisenring](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Action Item 2: A04-751  
**Date:** Wednesday, September 25, 2019 8:37:00 AM

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Re: Action Item 2; maui Land and Pineapple Co, Inc/ Maui Oceanview LP Amendment

Aloha mai Kakou,

I am writing in opposition to this proposed project. I have been a resident of west Maui for 18 years, and my 'Ohana has lived in Lahaina since it was the capitol. What current west Maui residents need is affordable housing, and any project that seeks to build any percentage less than 100% affordable needs to be denied. This project is ridiculous at only 31% affordable and rentals only for the "affordable" ones. How completely insulting. Our current infrastructure, specifically the mess that is the bypass and our water crisis (currently west Maui residents have been asked to conserve water), how could we possibly account for this many new homes and specifically 50% of this project is expected to be for "incoming residents" who don't even live here yet.

E kala mai but, what the hell? It's as if the people proposing this project live in an alternate universe where they've never sat in our insane traffic before, or have any understanding of our priorities to restore stream flow so our reefs can recover from all the damage caused by over tourism, irresponsible agriculture, and construction projects.

This project is a complete insult to current west Maui residents and I hope you will all see it for what it is. Just another money making scheme by developers who don't have any regard for our community.

Mahalo nui,  
Gretchen Losano

**From:** [Jen Mather](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Docket A04-751 MLP Motion to Amend D&O  
**Date:** Wednesday, September 25, 2019 8:40:04 AM

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Aloha LUC Commissioners,

My name is Jen Mather and I am a resident of Lahaina, formerly a resident of Kahana Ridge, just to the north of the project area. Mahalo for allowing testimony on this important topic. I oppose the proposed amendments to the D&O dated June 30, 2006. I believe that the world, West Maui included, is in the midst of an attainable and affordable housing crisis that would be exacerbated by this amendment's intention to lessen the amount of affordable homes for rent and purchase.

In the 2006 Decision and Order, Maui Land and Pineapple agreed to 882 units, 450 of which were to be affordable. Of that 450, 125 were part of the conditions set forth in Docket A04-731 regarding Kapalua Mauka. That meant that the project would be 51% affordable (36% if we took out the 125 that was conditioned). What Maui Oceanview LP is now proposing is 900 units, 280 of which are affordable, leaving the community with a project that is 31% affordable - a whopping 20% less. This already smaller number includes the 125 conditioned from 2004 which means they are only building 155 more units rather than 325 that the original D&O documented. That means really, the new affordable offering would be 155 and 17% of the entire project.

The project and its entitlements have been reconveyed to Maui Oceanview. We understand this as a community. We know that the project will most likely move forward, but what we would like to see is an amendment that makes the project 100% affordable. Whittling away the affordability of the project through this amendment creates yet another predatory market where West Maui residents are scrambling for a piece of the pie while the D&O states that over 50% of the project will go to new, incoming, non-Maui residents. With that said that already dwindling number of 17% goes down to 8.5% or only 77.5 units for people already residing on Maui.

We can do better with your help. Please oppose the amendments set for by Maui Oceanview LP and make the project 100% affordable with the rentals being affordable in perpetuity. Or, at the very least, have them abide by the previous Decision & Order from 2006. They bought the land and entitlements knowing full well what was expected of them, now, in the middle of a housing crisis, is not the time to amend the conditions to lessen the attainability of the units.

Mahalo, once again, for your thoughtfulness and commitment to ensuring the best use of our lands here in Hawai'i.

Aloha,  
Jen Mather  
(808) 298-5596

**From:** [Mikey Burke](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Action item 2: A04-751 Maui Land & Pineapple Co, Inc/Maui Oceanview LP Amendment of 2006 D&O  
**Date:** Wednesday, September 25, 2019 10:03:51 AM

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Aloha State of Hawaii Land Use Commission,

My name is Michaellyn Burke. I am a resident of Lahaina and I come from one of the families that foolishly hung our hopes on Pulelehua being built all those years ago. It took a while to read thru all the legalease of this proposed amendment but after digesting it, I see some major red flags that are cause for serious concern:

• The proposed amendment lowers the percentage of affordable units from 51% to 31% while increasing density by 18 units. They are proposing to go from 450 affordable (out of 882) to 280 workforce (out of 900). This is highly offensive to me as a Lahaina resident. Best case scenario - the developer is disturbingly naïve to the housing crisis here in West Maui. The likely reality – the developer’s arrogance and archaic Entitlements provide them with the necessary “balls” to put forth such a ridiculous request. The community has been screaming at the top of our lungs that we need MORE affordable and attainable housing in West Maui and the developer thinks we are going to be ok with proposing LESS?!?!?! Not today.

• The proposed amendment effectively eliminates the accountability for Kapalua Mauka’s required 125 affordable units. I’m not understanding the logic behind the D&O requiring 450 affordable units but the proposed amendment eliminate 170 units yet still includes the 125 units committed by ML&P’s Kapalua Mauka. I am familiar with the regulatory process in my profession and I understand how much it takes to get from an initial filing to a D&O. The decision to require 450 affordable units was not made lightly or without cause. We should not be negating the work behind legitimizing the 450 units in the D&O by entertaining this proposal to cut affordable/attainable units.

• The proposed amendment limits the housing types which goes from various housing types to 800 rentals and 100 single family homes. Furthermore, the workforce units will ONLY be rentals, with no timeframe on how long they would be affordable. We have a mix of housing needs in West Maui. While workforce rentals are great, there still is a need for workforce housing as home ownership opportunities. Do not deny these local families the ability to own a home here while making it easier for transplants to come in and scoop of the single family homes in this development.

• It’s noted at least twice in the amendment paperwork (section 105 & 212) that 50% of Pulelehua residents and households will be NEW/In-migrating Maui residents. Say what?!?!?! We are in a housing crisis. We don’t even have enough affordable and attainable homes for the residents we have NOW and this developer wants to plan for ½ the development being for the malahini?!?!?! And the developer expects you and I to be okay with that?!?!?! No way. That’s one of the reasons we are in the

housing mess in the first place. We cannot cater to the newcomers anymore. At this point, we need rectify the damage already done and build for the residents that are here and are desperate for housing relief. Entertaining anything less would be extremely negligent.

Here's the bottom line – Our current housing crisis demands affordable housing. We critically need affordable housing in West Maui. The wealthy had the last 2 decades of housing catered to them. No more. I'm requesting that the already entitled Pulelehua project be 100% affordable residential units in a mix of rentals and home ownership. ALL 900 UNITS. Anything less would be irresponsible.

Thank you,  
Michaellyn Burke  
365 Komo Mai St.  
Lahaina, HI 96761

**From:** [ms.a.olson@gmail.com](mailto:ms.a.olson@gmail.com)  
**To:** [DBEDT LUC](#)  
**Subject:** Re: A04-751 Maui Land and Pineapple Co. Inc./Maui Oceanview LP  
**Date:** Wednesday, September 25, 2019 10:17:44 AM

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There are so many problems with this proposed development, I am not even sure where to begin.

West Maui roads- and specifically Honoapi'ilani Highway between Ma'alaea and Lahaina, simply do not have the carrying capacity for hundreds of new homes - unless they are 100% affordable and earmarked for existing residents. Unless and until road capacity, potable water capacity, waste water capacity, public education capacity and quality of life (parks, street lights, sidewalks and parking) are ALL adequately addressed, this project is a HARD NO.

When I say "adequately addressed" I do not mean by some engineering idiot living in a planned community a few miles from her/his office. I mean addressed in a way that enhances the quality of life of those who already live in this community- who are daily, stuck in traffic, smelling effluent that the waste water plant can't keep pace with, who are asked to conserve water because we have record heat and no rain.

Address the needs of those who are already here. This project does not do that and will likely further diminish the quality of life of those who have struggled to build a life here for decades, if not longer.

Ashley Olson

PO Box 10312

Lahaina, HI 96761

**From:** [Mike Jucker](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Testemony for LUC "Pulelehua" Project West Maui  
**Date:** Wednesday, September 25, 2019 10:43:30 AM

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To whom it may concern,

Please consider the following:

- 31% affordable housing is not enough. West Maui needs more than that.
- Housing is badly needed and needs to go first and foremost to people who live and work on West Maui.
- —> **Note:** No Investmenthomes from out of state buyers should be permitted. If you buy a home you must live in it.
  
- Infrastructure needs to be adequate before permitting a project.
- Roadways need to be extended according the expected traffic.
- The school shown on the development plan should be built along with the 1st phase of development.
- The Intersection at the bottom of this project must be improved by the implementation of a round about. Current traffic light already causes traffic to back up for 1/2 mile during rush hour.
- A project of this size should receive a solar power station to generate as much as possible its own electricity
- Can the Honokowai WasteWaterTreatment Facility handle that many new homes?

These should be some of the contingencies in order to even start considering putting a development up at such a magnitude.

Thank for your consideration.

Mike Jucker  
West Maui Resident  
808-205-4517