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**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

December 2, 2019

Jonathan Likeke Scheuer, Chair and Members  
State Land Use Commission, DBEDT  
P.O Box 2359  
Honolulu, Hawaii 96813  
*And via email: [dbedt.luc.web@hawaii.gov](mailto:dbedt.luc.web@hawaii.gov)*

2019 DEC -6 P 3:04  
LAND USE COMMISSION  
STATE OF HAWAII

**RE: #A04-751 Support for Pulelehua Affordable Housing Project**

Dear Chair Scheuer and Members:

As Maui County Council's East Maui representative, I understand the critical need for affordable housing for our people. Pulelehua is a rare project supported by housing advocates, environmental organizations, community leaders, and local residents. Community leaders and the developer have worked hard to make the project better than the original 2006 proposal. The requested amendments provide 300 affordable rental units, 400 additional market rental units, and increases the total housing units from 882 to 1,000.

Thousands of condos and apartments have been lost to vacation rentals in this area. Many homes on the West side have been purchased by off shore residents driving up prices and creating resistance to affordable housing projects. The Pulelehua housing project will allow local people the opportunity to move back to West Maui. The project's location is close to some of the largest employers on Maui, including resorts in Ka'anapali, Honokowai, Kahana, and Kapalua. Affordable housing brings more workers into the area and that benefits everyone. This project promotes the beneficial use of multi-modal transportation by being close to jobs. Many residents will have the option to bike, walk, car pool, or take the bus. It will also alleviate traffic and daily commutes to the other side and from workers living on the other side.

There are many other public benefits to the project, including a 10 acre regional multi-sport park, a 13 acre school site with infrastructure, more than 7 miles of public multi-use pathways and open space, covered bus stops, and rooftop solar for all units. The affordable rentals will remain affordable for 30 years at which point the County of Maui will have the right of first refusal to purchase or invest in improvements to keep in long-term affordability. The affordable for purchase units will remain in long-term affordability with a "Managed Appreciation Resale Model" which will help retain these homes long term in our affordable housing inventory. These affordable conditions will help to keep the homes and rental units affordable in perpetuity.

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The project will be built with low impact design standards in conjunction with West Maui Ridge to Reef Initiative. Pulelehua will also construct dual transmission lines to the Lahaina wastewater treatment facility to allow 100% of the volume of wastewater generated to return to Pulelehua to reuse R1 water onsite for irrigation and fire flow. This will expand reuse capabilities in the area for R1 reuse. The developer will also be making sizeable financial contributions to assist in the relocation of Honoapiilani Highway and assist in shoreline access acquisition in West Maui.

Thank you for allowing me the opportunity to express my support for this important housing project. Maui residents have worked hard with the developer to create a shovel ready community supported affordable housing project. I ask for your support for the amendments to the project. If you have any questions please contact me at (808) 270-4276 or at [shane.sinenci@mauicounty.us](mailto:shane.sinenci@mauicounty.us).

Mahalo nui loa,

A handwritten signature in black ink, appearing to read "Shane Sinenci". The signature is fluid and cursive, with a large initial "S" and a long, sweeping tail.

Shane Sinenci, Councilmember  
East Maui District

December 2, 2019

LAND USE COMMISSION  
STATE OF HAWAII

2019 DEC -6 P 3:14

Mr. Jonathan Likeke Scheuer, Chair  
State of Hawaii Land Use Commission  
235 South Beretania Street, Suite 406  
Honolulu, Hi. 96813

Dear Mr. Scheuer,

I write for Stand Up Maui (formerly Face Maui), a 501C-3 corporation, which has been working for the past ten years on the housing crisis in Maui County. At your LUC meeting on Maui on September 25-26, 2019, we spoke against the new configuration of the Pulelehua proposed by Paul Cheng from Maui Oceanview LP, because the West Maui community would lose the 50% of the workforce housing promised by the original developer, Maui Land and Pineapple Company.

At your meeting with Mr. Paul Cheng, this was questioned and you deferred approval of the new configuration with a requirement that Mr. Cheng hold more public meetings to find out what the West Maui community wanted. Ms. Kai Nishiki met with other community leaders to find out their wants and then arranged a meeting with Mr. Cheng. After several meetings with Mr. Cheng, he agreed to increase the workforce housing from 28% to 50% of all housing units,

We applaud Mr. Cheng and Ms. Nishiki for their work to develop a solution that benefits the community and we encourage the LUC to approve the development of Pulelehua as agreed upon between Mr.

Cheng and Ms. Nishiki, who represented various community organizations.

Thank you for your efforts to have proposed developments engage in constructive dialogue with the community where the proposed development will be built.

Sincerely,

  
Stan Franco, Housing Chair

Stand Up Maui