

**Derrickson, Scott A**

---

**From:** Kai Nishiki <kai.nishiki@gmail.com>  
**Sent:** Sunday, December 01, 2019 8:43 PM  
**To:** DBEDT LUC  
**Subject:** Pulelehua letter of support-West Maui Preservation Assn  
**Attachments:** 2019-12-01 20-28.pdf

--  
Sent with Genius Scan for iOS.  
[https://urldefense.com/v3/https://dl.tglapp.com/genius-scan ;!p54XP4V2edI!m5J2eu0d17Y3yZZIFKruk66s2N75HK1hOAq0VXw30rZ1F0gqOxZtvQkl0sLLsNBS8VxpaeU\\$](https://urldefense.com/v3/https://dl.tglapp.com/genius-scan)

Sent from my iPhone



West Maui Preservation Association

P. O. Box 11150  
Lahaina, HI 96761

November 29, 2019

Jonathan Likeke Scheuer, Ph.D.  
Chairperson  
Land Use Commission  
235 S. Beretania Street, Room 406  
Honolulu, Hawai'i 96813

Re: Support for project proposed under Commission Docket No. A04-751 Maui Land & Pineapple Company, Inc. (Maui), TMK 4-3-01: por. 31

Dear Chairperson Scheuer,

Please accept this letter in support of the settlement recently reached between the West Maui Preservation Association and Maui Oceanview LP (MOLP) concerning the project proposed under Commission Docket No. A04-751 Maui Land & Pineapple Company, Inc. (Maui), TMK 4-3-01: por. 31 (project).

The West Maui Preservation Association is a non-profit organization incorporated in the State of Hawai'i dedicated to preserving, protecting and restoring the natural and cultural environment of West Maui including Land Conservation and educational activities related thereto.

The settlement reached addresses many the major concerns raised by West Maui communities, including the need for affordable rental housing, to keep such housing affordable in perpetuity, and to assist long-term West Maui residents in purchasing homes. For instance, the settlement provides for the funding and formation of a nonprofit corporation to be called the West Maui Revolving Housing Trust. The purpose of this Housing Trust is to lend portions of down payments in loan grants to assist long-term West Maui residents and other Native Hawaiians in purchasing affordable homes located in the West Maui region. The Housing Trust will not be controlled by MOLP.

Please contact me with any questions at [kai.nishiki@gmail.com](mailto:kai.nishiki@gmail.com).

Very truly yours,  
WEST MAUI PRESERVATION ASSOCIATION

KAI NISHIKI  
President

**Derrickson, Scott A**

---

**From:** Kai Nishiki <wmca808@gmail.com>  
**Sent:** Sunday, December 01, 2019 8:24 PM  
**To:** DBEDT LUC  
**Subject:** Support for Pulelehua #A04-751  
**Attachments:** West Maui Community Association - Pulelehua.docx

Aloha Riley,

Please see attached letter of support for Pulelehua #A04-751.

## **West Maui Community Association**

P.O. Box 10542 Lahaina, HI 96761

November 23, 2019

To: Paul Cheng

We are an organization that advocates to preserve Hawaiian culture, open space and public access, supports agriculture, truly affordable housing, improved infrastructure, and to work together to ensure that our community's interests are protected by adequate representation. We aim to improve the quality of life for the residents of West Maui, educating and engaging our expanding community with a more resident driven growth plan.

Mahalo for the opportunity to participate in negotiations to provide significant changes to earlier plans regarding the Pulelehua development submitted to the Land Use Commission in September.

We support the settlement agreement, which includes:

~Increased inventory of affordable rentals and for sale units that will contain deed restrictions to keep units in long term affordability.

~Housing trust established to help West Maui families with down payment assistance to make home ownership a reality.

~Short-term rentals and B&B's will be prohibited within development.

~Large portions of project will be kept in open space with parks, trails and multi-use pathways.

~Significant financial contributions to facilitate the relocation of the Honoapi'ilani Hwy and acquisition of shoreline access for West Maui.

Sincerely,

West Maui Community Association

--

Join us on Facebook:

<https://www.facebook.com/WestMauiCommunityAssociation/>

*The West Maui Community Association will preserve Hawaiian culture, advocate for open space and public access, support agriculture, truly affordable housing, improved infrastructure, and work together to ensure that the community's interests are protected by adequate representation. We aim to improve the quality of life for the residents of West Maui, educating and engaging our expanding community with a more resident-driven growth plan.*



## West Maui Community Association

P.O. Box 10542 Lahaina, HI 96761

November 23, 2019

To: Paul Cheng

We are an organization that advocates to preserve Hawaiian culture, open space and public access, supports agriculture, truly affordable housing, improved infrastructure, and to work together to ensure that our community's interests are protected by adequate representation. We aim to improve the quality of life for the residents of West Maui, educating and engaging our expanding community with a more resident driven growth plan.

Mahalo for the opportunity to participate in negotiations to provide significant changes to earlier plans regarding the Pulelehua development submitted to the Land Use Commission in September.

We support the settlement agreement, which includes:

- ~Increased inventory of affordable rentals and for sale units that will contain deed restrictions to keep units in long term affordability.
- ~Housing trust established to help West Maui families with down payment assistance to make home ownership a reality.
- ~Short-term rentals and B&B's will be prohibited within development.
- ~Large portions of project will be kept in open space with parks, trails and multi-use pathways.
- ~Significant financial contributions to facilitate the relocation of the Honoapi'ilani Hwy and acquisition of shoreline access for West Maui.

Sincerely,

West Maui Community Association



**Derrickson, Scott A**

---

**From:** kamuela samudio <kamuelasamudio@yahoo.com>  
**Sent:** Sunday, December 01, 2019 4:35 PM  
**To:** DBEDT LUC  
**Subject:** Pulelehua Project in Mahinahina Maui #A04-751

Aloha!

I do support this project as West Maui is in need of affordable rentals as well as affordable housing for the Local Residents. We do not need any more vacation homes and vacation rentals which only brings up our property taxes but also the home price median. Being a resident of West Maui all my life there is now way we can afford any home at market price unless we are working 3-4 jobs with the cost of living being so high.

Mahalo,  
Kamuela Samudio

## Derrickson, Scott A

---

**From:** pluta@maui.net  
**Sent:** Sunday, December 01, 2019 4:30 PM  
**To:** DBEDT LUC  
**Cc:** wmta@maui.net  
**Subject:** Ref#A04-751 Letter of Strong Support from West Maui Taxpayers Association

December 1, 2019

To: Land Use Commission

FM: West Maui Taxpayers Association

Re: Ref: A04-751 Pulelehua

Aloha Land Use Commission Members:

On behalf of the Board of Directors of the West Maui Taxpayers Association, (WMTA), , please accept this letter of Strong Support for the Pulelehua Development as currently proposed by developers Paul Cheng and Preston Cheng.

The WMTA has been advocating for positive action to address our affordable housing crisis for many years and this proposed development seems to be exactly what we need to make necessary response to our community needs.

Some of the reasons why we support this development are:

- Provides West Maui with much needed long-term affordable rentals and affordable housing units for sale.
- There will always be a need for homes and this project is already entitled and ready to go.
- This project is close to the largest employers in West Maui which are the resorts in Ka'anapali, Honokowai, Kahana and Kapalua.
- Promotes beneficial use of multi-modal transportation by being close to jobs providing the ideal area to live, work and play. Many will have the option to bike, walk, carpool and this project encourages the use of public transportation.
- Will alleviate traffic and daily commutes to the other side.

This project is supported by the vast majority of our community. It provides a real model of opportunity for future affordable housing developments to strive for.

Please support this Development without delay.

Warm Regards,

Joseph D Pluta, President  
West Maui Taxpayers Association

**Derrickson, Scott A**

---

**From:** Pat Lindquist <pblindquist@gmail.com>  
**Sent:** Sunday, December 01, 2019 12:43 PM  
**To:** DBEDT LUC  
**Cc:** Kai Nishiki  
**Subject:** Pulelehua Affordable Housing Plan

To: LUC

Re: Approval of the Cheng/Nishiki proposal for Affordable Housing Development at Pulelehua

Affordable housing has been a long standing issue in West Maui, as far back as I can remember (1980's). The proposal and plans offered by the partnership of Paul Cheng and Kai Nishiki looks like a step forward to providing decent and affordable housing, especially for the many folks who work in the area. It will allow more of the resort workforce to live/work locally, which will result in less traffic congestion to/from West Maui, less pollution due to automobile emissions, better quality of life due to less time spent on the road. It seems like a win/win - better for local labor force and better for the environment.

For these and other good reasons, please vote to approve #A04-751 in your upcoming sessions.

Mahalo,

Pat B. Lindquist  
homeowner in Napili since 1994



**Derrickson, Scott A**

---

**From:** Shauna Buckner <sbuck315@yahoo.com>  
**Sent:** Sunday, December 01, 2019 9:20 AM  
**To:** DBEDT LUC  
**Subject:** Support for #A04-751

Aloha,

Based on the current adjusted proposal for #A04-751 (Pulelehua project), I'd like to express my support for this project that includes affordable housing. I am a full-time resident in West Maui and we desperately need affordable housing under the right circumstances (with infrastructure, well thought plans, in alignment with county planning, etc.), and it appears that is the case with this proposed project.

Mahalo,

Shauna Buckner

**Derrickson, Scott A**

---

**From:** RKeahu Filimoe'atu <rkehaufilimoeatu@ymail.com>  
**Sent:** Sunday, December 01, 2019 8:18 AM  
**To:** DBEDT LUC  
**Subject:** Pulelehua project

Please support this project  
Rkeahu Filimoe'atu

Sent from Yahoo Mail on Android

## Derrickson, Scott A

---

**From:** ravimaui@gmail.com  
**Sent:** Sunday, December 01, 2019 8:01 AM  
**To:** DBEDT LUC  
**Cc:** Kai Nishiki  
**Subject:** Fwd: Ref #A-04-751

Aloha,

To clarify, while I am a member of the W. Maui CPAC, this testimony is being submitted as a private individual, not as a representative of, or on behalf of the W. Maui CPAC.

Thank you.

Ravi Bugga  
Lahaina

Sent from my iPhone

Begin forwarded message:

**From:** Ravinder Bugga <ravimaui@gmail.com>  
**Date:** November 30, 2019 at 10:47:29 PM HST  
**To:** dbedt.luc.web@hawaii.gov  
**Cc:** Kai Nishiki <kai.nishiki@gmail.com>  
**Subject:** Ref #A-04-751

Aloha,

I am writing to express my strong support for the 'Revised Paul Cheng Proposal' for Pulelehua at the LUC.

This current proposal would significantly grow the sorely-needed affordable housing pool, both rental and ownership, in West Maui.

Importantly, the proposal would keep ownership units affordable in perpetuity under a 'managed appreciation' formula - instead of 'losing' these units from the affordable pool in 5 or 10 years. And rentals would be affordable for 30 years.

I respectfully urge the LUC to approve this project.

Thank you.

Ravi Bugga, Lahaina HI  
Member, Community Plan Advisory Committee for West Maui.

Sent from my iPhone

## Derrickson, Scott A

---

**From:** Gordon Firestein <gfirestein@seapact.com>  
**Sent:** Saturday, November 30, 2019 3:13 PM  
**To:** DBEDT LUC  
**Subject:** Re: A04-751

Aloha, LUC members,

I am writing in support of the proposed Pulelehua project.

As a resident of Launiupoko, I have testified many times in opposition to projects that have been proposed for that area. In every case, the projects were proposed for the wrong location, or did too little to remedy the problems raised by siting it there (i.e. lack of infrastructure, distance from community amenities, inadequate water etc. etc.).

It is apparent that the developers of the Pulelehua project, in consultation with community and environmental organizations, have worked hard and in good faith to address all of these issues. The project is in an appropriate location, and the plan calls for substantial remedies where needed to address issues of infrastructure, water, and so forth.

Another very attractive aspect of the project is the scale: many, many more affordable units, both rentals and for purchase, will be available compared the very limited numbers proposed under the 201H rules.

In my testimony in opposition to previous projects I have said that I would be more than happy, in fact eager, to support the right project in the right location. The Pulelehua project seems to fit the bill, and I urge you to approve it.

Sincerely,

Gordon Firestein

## Derrickson, Scott A

---

**From:** maria.bacalso@gmail.com  
**Sent:** Saturday, November 30, 2019 1:39 PM  
**To:** DBEDT LUC  
**Subject:** Please approve #A04-751

Aloha,

I am writing in support of A04-751 the west Maui Pulelehua affordable housing project.

This is the first project I have seen in recent years that I have supported.

We are in desperate need of affordable housing but it must be done right, and this project is taking considerable effort to take the communities concerns into consideration and adapt their project to fit the true needs of the community.

When this project was first proposed years ago I didn't support it but I am happy to see the changes they have made and it has changed my mind and I believe it will be a definite asset to our community and will help address our major housing crisis.

The location of the project is far better than recent sprawl projects proposed. It's located within already developed areas, close to multi modal transportation lines, and nearby to most all of the major work places on the west side which makes it excellent location for our workforce and local residents.

The developers will provide at their own expense sewer lines and return lines for treated R1 water from the wastewater plant which will help expand the R1 reuse program the county needs to divert water from the controversial injections wells. This is a win win for everyone.

This developer will be financially contributing to the highway expansion project as well as a fund to help down payments for west Maui residents to be able to purchase homes in this development.

These are all great things I have yet to see from other proposed projects.

If this project is approved it may help other developers see the benefit of creating projects that help the community instead of just helping themselves.

I have heard a lot of support for this project from my peers which is very rare in recent times. We all can see the value of this project and how it will benefit our community. The only opponents of the project I have talked to happen to all live next to the project location and it's the classic Not In My Backyard Mentality, which I can understand their fears of change, but I also think the good this project will do for the many, outweighs the impacts they are afraid it will have on them.

When a good project comes along, it is important to support it. I am asking to please support this project.

Mahalo for your consideration!

Warmest Aloha,

Maria Linz  
Lahaina resident  
Maria.bacalso@gmail.com

**Derrickson, Scott A**

---

**From:** Doris Lang <doelang@yahoo.com>  
**Sent:** Thursday, November 28, 2019 9:55 AM  
**To:** DBEDT LUC  
**Subject:** Pulelehua Project  
**Attachments:** MTF PulelehuaLetter20191123.pdf

Aloha Land Use Committee,

In the past, I have been a strong opponent to development in Launiupoko area for the reason it does not have the infrastructure in place for growth.

I am absolutely in favor and supportive of the Pulelehua Project for all of the reasons Michael Williams, President of Maui Tomorrow Foundation has stated in the letter attached.

Aloha,  
Doris Lang



# MAUI TOMORROW FOUNDATION, INC.

## Protecting Maui's Future

November 23, 2019

Michael  
Williams  
*President*

Paul Cheng  
Maui Oceanview, LP  
USAI Investments  
16610 N. Dallas Parkway, Suite 1600  
Dallas, Texas 75248

Lucienne  
de Naie  
*Vice President*

Bill  
Greenleaf  
*Secretary*

Kai Nishiki  
Kai.nishiki@gmail.com

Trip  
Lynch  
*Treasurer*

Re: Negotiated terms for the Pulelehua Housing Development in West Maui

Mark  
Sheehan

Dear Mr. Cheng and Ms. Nishiki:

Mike  
Foley

One of Maui Tomorrow Foundation's main objectives is to help shape planning policies and projects which meet Maui's need for truly affordable housing and adequate infrastructure, and which work to provide a clean, healthy environment for local residents and their descendants to enjoy. In the last 30 years, we have reviewed dozens of proposed housing projects. We are happy to support those which honor our community plans, meaningfully engage the local community, and incorporate their concerns, respect natural and cultural resources, and provide viable housing solutions for Maui families.

Tara  
Grace

Michael  
Dubenstein

Albert  
Perez  
*Executive  
Director*

We are grateful for the opportunity that your Pulelehua project has given to the West Maui community, and to organizations like Maui Tomorrow, to provide considerable input and help shape the project's design and affordable housing mix.

We appreciate the hard work that the Pulelehua team, and the community advocates led by Ms. Nishiki, have invested in the settlement agreement that will be presented to the State Land Use Commission. The settlement attempts to address the major concerns raised by the local community, and we are grateful to all involved who have worked towards revising the earlier plans, and providing a substantial number of rentals and fee simple homes in affordable price ranges.

There are many aspects of the project that we like:

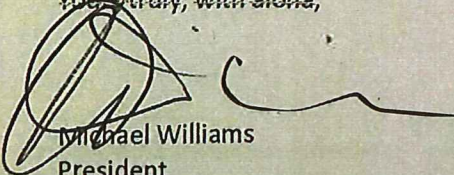
1. The increase in the number of affordable homes since Maui Oceanview LP (MOLP) appeared before the Land Use Commission in September.
2. The opportunity for the for-sale workforce homes to have deed restrictions keeping those homes affordable in perpetuity.
3. The substantial contributions MOLP has agreed to make to a community benefit trust, which can be used to help workers and their families afford the down payments on the homes, and for partial funding of the environmental assessment for the relocation of the Honoapiʻilani highway.
4. The dedication of 13 acres for a public school, and the offer by MOLP to contribute to the construction cost.
5. The ban on any use of any of the housing units for vacation or other short-term rentals.
6. The significant amount of land set aside for parks, hiking and biking trails, and open space.
7. The commitment to constructing the infrastructure for recycling of treated wastewater instead of adding to the load on the injection wells.
8. The commitment to grant the County a right of first refusal to buy the workforce rental units at the end of their 30-year dedication.
9. The commitment for a pilot project that requires any ohanas on the 100 market-rate lots to be affordable rentals.

We urge Pulelehua to go beyond County requirements to mitigate the risk of polluting runoff during construction on the sloping land—as happened with an earlier West Maui housing project. We think the standard Best Management Practices for addressing the risk of such pollution are inadequate. The Mahana Estates Development in Kapalua followed the BMPs and caused some of the worst run-off in recent Maui history. We urge MOLP to consult with a local expert on practices that can reduce the risk further. One such expert is Tova Callendar, with the West Maui Ridge to Reef Initiative, which works to address adverse impacts to coral reefs in West Maui. Ridge to Reef can help refer you to those with expertise in practices that can help you reduce runoff from your property during design and development phases. On an island like Maui especially, everything runs downhill, and the volumes of water during the rainy season will be increasing due to the climate crisis.

We are very encouraged by the process both of you have followed to make this important project compatible with appropriately planned growth — providing both workforce and market rental housing closer to where many of the jobs are. It's consistent with the Project District Zoning approved by the County of Maui and is within the urban growth boundaries for West Maui.

We look forward to more collaboration with you on this project in the years to come.

Yours truly, with aloha,



Michael Williams  
President  
Maui Tomorrow Foundation