

Derrickson, Scott A

From: Alice L. Lee <Alice.Lee@mauicounty.us>
Sent: Tuesday, December 03, 2019 10:23 AM
To: DBEDT LUC
Subject: #A04-751

RE: Support for Pulelehua Project

I am writing in strong support of this project. As a former Housing Director and current Council Member, I have reviewed and assessed numerous housing projects. Without question, this is a quality project which addresses a wide range of housing and community needs such as providing truly affordable rentals and for sale homes to multi-use pathways, open space and many more amenities. The developer has worked collaboratively with the community and has received tremendous support. Your approval of this project would be greatly appreciated.

Mahalo,
Alice



Office of Councilmember Alice L. Lee
(808) 270-8010
200 South High Street
Wailuku HI 96793
mauicounty.us

Derrickson, Scott A

From: Findlen, Fred (OGGRM) <fred.findlen@hyatt.com>
Sent: Tuesday, December 03, 2019 9:05 AM
To: Wayne Hedani; DBEDT LUC
Cc: tom.bell@hawaiianhotels.com; Bill Countryman; Gregg Lundberg; Jeff Halpin; Tetsuji Yamazaki
Subject: RE: Support for Pulelehua Project proposed by Paul Cheng

Is there an attachment?

Fred Findlen

General Manager

HYATT REGENCY MAUI RESORT AND SPA

200 Nohea Kai Drive, Lahaina, HI 96761, USA

T: +1 808 667 4400 E: fred.findlen@hyatt.com

maui.regency.hyatt.com



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2019 AAA Four Diamond Award, 24 Consecutive Years

2019 LEED-EBOM Certified Resort at the Gold Level

2019 Maui No Ka 'Oi Magazine - Japengo honored with "Best Restaurant", "Best Sushi" and "Best Asian Cuisine"

2019 Maui No Ka 'Oi Magazine - Drums of the Pacific Lu'au honored with "Best Lu'au"

2018 Conde Nast Traveler "Best Resorts in Hawaii" Readers' Choice

2018 Smart Meetings "Best Eco/Green Hotel" Smart Stars Award

2018 The Knot Best of Weddings

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From: Wayne Hedani <wnhedani@gmail.com>
Sent: Monday, December 2, 2019 12:23 PM
To: dbedt.luc.web@hawaii.gov
Cc: tom.bell@hawaiianhotels.com; Bill Countryman <Bill.Countryman@vacationclub.com>; Findlen, Fred (OGGRM) <fred.findlen@hyatt.com>; Gregg Lundberg <Gregg.Lundberg@marriott.com>; Jeff Halpin <Halpinpar@icloud.com>; Tetsuji Yamazaki <tetsuji.yamazaki@sheraton.com>
Subject: Support for Pulelehua Project proposed by Paul Cheng

Cyber Security Reminder: Please use caution - message originated outside Hyatt. Forward suspicious messages to phishing@hyatt.com

Gentlemen:

West Maui is in dire need of affordable rentals and for affordable for purchase properties. The project proposed by Paul Cheng will help to meet the needs of West Maui residents and employers. Your favorable consideration of this project will be greatly appreciated.

Aloha,

Wayne N. Hedani
President
Kaanapali Operations Association, Inc.

Copy to KOA Board of Directors

Derrickson, Scott A

From: Gretchen Losano <gretchen@westmauigreencycle.com>
Sent: Monday, December 02, 2019 9:06 PM
To: DBEDT LUC
Subject: #A04-751 support

Aloha Land Use Commission,

I am writing in support of the Pulelehua project. We are in desperate need of affordable housing on the west side, and I feel as though several members of our community have worked very hard to steer this project in the right direction. Please support this much needed project.

Mahalo nui,
Gretchen

Gretchen Losano
Co-Founder
West Maui Green Cycle
808.428.9931
[Gretchen@westmauigreencycle.com](mailto:gretchen@westmauigreencycle.com)

"Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it is the only thing that ever has"

-Margaret Mead



WEST MAUI GREEN CYCLE

Derrickson, Scott A

From: Stan Franco <stanfranco9114@gmail.com>
Sent: Monday, December 02, 2019 5:43 PM
To: DBEDT LUC
Cc: Kai Nishiki; Thelma Kealoha
Subject: Proposed Pulelehua development in West Maui
Attachments: LettertoLUConPulelehua12-2-19.docx

Attached is a letter to Mr. Jonathan Scheuer regarding the above development.

Stan Franco

December 2, 2019

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

Stand Up Maui

Housing Chair

P.S. I will send a signed copy by regular mail.

Derrickson, Scott A

From: Tambara Garrick <tambarag@gmail.com>
Sent: Monday, December 02, 2019 5:02 PM
To: DBEDT LUC
Subject: In Support #A04-751 Pulelehua Housing Development

Aloha, I am writing in support of A04-751 the Pulelehua Housing Development in West Maui. Affordable homes to purchase and rent are desperately needed on the Westside. After looking at the proposal, this project seems like it would make a lot of sense and be a wonderful addition to West Maui. I hope you will consider approving this project.

Mahalo,
Tambara

Tambara Garrick
West Maui Resident
tambarag@gmail.com
(808) 269-8457

Derrickson, Scott A

From: teresa jacques <terrijacques@icloud.com>
Sent: Monday, December 02, 2019 2:35 PM
To: DBEDT LUC
Subject: #A04-751

Aloha Committee,

If only every housing project that came to you was as well-thought out as Pulelehua. This is exactly the kind of project that West Maui needs. Not smoke and mirrors and a few workforce houses sprinkled around in order to sell land for mansions and line the developers' pockets. Please vote to approve Pulelehua.

Mahalo,
Teresa Jacques
Lahaina

Council Chair
Kelly T. King

Vice-Chair
Keani N.W. Rawlins-Fernandez

Presiding Officer Pro Tempore
Tasha Kama

Councilmembers
Riki Hokama
Alice L. Lee
Michael J. Molina
Tamara Paltin
Shane M. Sinenci
Yuki Lei K. Sugimura



Director of Council Services
Traci N. T. Fujita, Esq.

COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
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

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.

December 2, 2019

Page 2

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.

Mahalo nui loa,

Shane Sinenci

Shane Sinenci, Councilmember
East Maui District

Derrickson, Scott A

From: Wayne Hedani <wnhedani@gmail.com>
Sent: Monday, December 02, 2019 12:23 PM
To: DBEDT LUC
Cc: tom.bell@hawaiianhotels.com; Bill Countryman; Fred Finland; Gregg Lundberg; Jeff Halpin; Tetsuji Yamazaki
Subject: Support for Pulelehua Project proposed by Paul Cheng

Gentlemen:

West Maui is in dire need of affordable rentals and for affordable for purchase properties. The project proposed by Paul Cheng will help to meet the needs of West Maui residents and employers. Your favorable consideration of this project will be greatly appreciated.

Aloha,
Wayne N. Hedani
President
Kaanapali Operations Association, Inc.

Copy to KOA Board of Directors

Derrickson, Scott A

From: Laura Kaplan <lauraloha@hawaii.rr.com>
Sent: Monday, December 02, 2019 8:05 AM
To: DBEDT LUC
Subject: A04-751

As a full time resident of Maui and an employee of the Grand Wailea, I fully support affordable housing. Please approve #A04-751

Mahalo

Laura Kaplan
lauraloha@hawaii.rr.com
415-505-5221

Derrickson, Scott A

From: Malia MK <malierblurz@gmail.com>
Sent: Monday, December 02, 2019 12:10 AM
To: DBEDT LUC
Subject: Testimony for Approval of #A04-751

Aloha LUC

Please approve the project mentioned above and give it the "green light" to move forward!

Mahalo
~Malia K

Derrickson, Scott A

From: Malia King <maliers@hotmail.com>
Sent: Monday, December 02, 2019 12:13 AM
To: DBEDT LUC
Subject: Attn: LUC Please read

This serves as testimony to approve the Pulelehua Kahea project #A04-175 in West Maui. Please!