

From: [Rae-ann Pagatpatan](#)
To: [DBEDT LUC](#)
Cc: [Ann Cua](#); [Kathleen Aoki](#); [Kimberly Ferguson](#); [Loriann Poaipuni](#); [Lori Tshako](#); [Michael Hopper](#); [Mimi Desjardins](#); [Saumalu Mataafa](#)
Subject: [EXTERNAL] Testimony 10/18/23 LUC - A07-773
Date: Wednesday, October 11, 2023 4:05:45 PM
Attachments: [Rae-ann Pagatpatan.vcf](#)
[LUC 10.18.23.pdf](#)

Forwarding you a testimony on behalf of Director of Housing & Human Concerns Lori Tshako

Mahalo,

Rae-Ann Pagatpatan

Secretary III

Department of Housing & Human Concerns

2200 Main Street, Ste 546

Wailuku, HI 96793

Phone: (808) 270-7481

Fax: (808) 270-7165

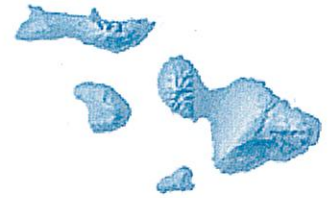
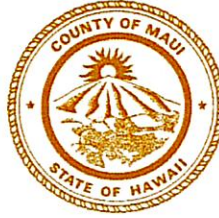


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RICHARD T. BISSEN, JR.
Mayor

LORI TSUHAKO
Director

SAUMALU MATA AFA
Deputy Director



**DEPARTMENT OF HOUSING
& HUMAN CONCERNS**
COUNTY OF MAUI
2200 MAIN STREET, SUITE 546
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 270-7805

October 11, 2023



TO: The Honorable Dan Giovanni, Chair
Land Use Commission

The Honorable Lee Ohigashi, First Vice-Chair
Land Use Commission

The Honorable Michael Yamane, Second Vice-Chair
Land Use Commission

FROM: Lori Tshako, Director
Department of Housing and Human Concerns

SUBJECT: **WAIKAPU DEVELOPMENT VENTURE'S (WDV) MOTION FOR EXTENSION OF TIME TO COMPLETE PROJECT AND NOTIFICATION OF AN AMENDMENT TO THE HRS 201H WAIKAPU AFFORDABLE HOUSING PROJECT**

The Department of Housing and Human Concerns **supports** the Motion for Extension of Time to Complete the HRS 201H Waikapu Affordable Housing Project and WDV's request to modify Condition Number 2 of the Land Use Commission (Commission) District Boundary Amendment, to move the project construction deadline from July 11, 2023 to September 7, 2027.

The recent and current market conditions for housing development in Maui County have made it difficult for workforce and affordable housing projects to meet construction completion deadlines. Higher interest rates, marked-up costs for materials, and a depleted construction workforce due to the COVID-19 pandemic have led to significant construction delays for housing projects throughout Maui County.

There was high demand for workforce and affordable housing before the COVID-19 pandemic and the recent disaster in Lahaina further exacerbated that need.

Thank you for allowing the Department to express its support for WDV's request. Should you have any questions, please feel free to contact me at (808) 270-7805.