

# Meeting Minutes

Wednesday, November 30, 2022

[Hyperlink to video](#)

## Community Plan Advisory Committee

**Attending:** Chair Rob Weltman, Vice Chair Daniel Kanahale, Tova Callender, Everett R. Dowling, Vernon Kalanikau, Mike Moran, Cody Nemet, Wayne Nishiki, Keoki Pfaeltzer, Jennifer Sullivan, Brian Ward

**Absent:** Lehua Huddleston-Hafoka

## County of Maui – Planning Department, Long Range Division (LRD)

Kathleen Aoki, Acting Program Administrator

Karen Comcowich, Planner

Brendan Conboy, Planner

Caroline Pembroke, Planner

## County of Maui – Department of Planning

Jacky Takakura, Deputy Director

## County of Maui – Department of Housing and Human Concerns

Linda Munsell, Deputy Director

Call to order at 5:30 p.m.

### **Opening, Introduction and Housekeeping (00:00 to 10:18 in meeting video)**

Following member roll call and Chair Weltman's opening in Hawaiian, Keoki Pfaeltzer spoke briefly about his background and the importance and influence of the oceanic environment in his life.

Chair Weltman noted that the committee will spend the evening focusing on policies related to housing, and will complete its review of actions relating to parks and greenways (which members did not get to during the previous meeting) at the next meeting.

Other housekeeping items covered included the status of Tom Blackburn-Rodriguez's replacement; a date for Kaleikoa Ka'eo to speak to members; meeting breaks and time limits for presentations; and confirming that members had reviewed their homework in preparation for the meeting.

After some back and forth with Long Range Acting Program Administrator Kathleen Aoki regarding the timing of public testimony, Chair Weltman confirmed that the committee would hear from the evening's three presenters first, followed by public testimony.

**Goal 2.2 | Safe, Healthy, Livable Communities for All – Presentations (10:29 to 50:35 in meeting video)**

- Missing Middle Housing – Brendan Conboy, County Department of Planning (12:00 to 19:00, [Link to presentation](#))

Brendan gave an overview of missing middle housing and how the concept could be applied when addressing housing policies in the Draft Plan.

- Department of Housing and Human Concerns – Deputy Director Linda Munsell (19:34 to 36:21, [Link to presentation](#))

Deputy Director Munsell gave an overview of housing needs in South Maui and countywide, spoke about planned projects and projects currently in construction, and offered recommendations for the Draft Plan.

- Transient Accommodations in South Maui – Deputy Director Jacky Takakura, Department of Planning (37:13 to 50:34, [Link to presentation](#))

Deputy Director Takakura gave an overview of short-term rentals and transient accommodations, and went over proposed language revisions for policies and actions in the Draft Plan.

**Public Testimony for Goal 2.2. | Safe, Healthy, Livable Communities for All (50:36 to 1:26:00)**

Chair Weltman reminded the audience that testimony is only for items that are on the agenda.

Tom Croly noted that many transients are second homeowners – people who are buying housing in South Maui, including affordable housing, and turning them into second homes. He encouraged members to find a way in the Draft Plan to address the issue. He also noted that converting vacation rentals into residences will cost a lot of tax money, and that prohibiting new visitor accommodations won't work since that's where so much of the taxation is coming from; he suggested that residences and vacation homes need to be increased at the same time. One question for Tom was why affordable housing units in the Kamalani development weren't sold to local residents needing primary housing.

Kelly King quickly noted that she spoke to the Bissen team and that they are expecting to appoint Tom Blackburn-Rodriguez's replacement. Regarding the question asked to Tom Croly about why affordable housing units weren't sold to local residents needing primary housing, she said that the length of time in which housing is offered at affordable rates (before switching to market rates) has been extended in the past by the County Council, and that it could be a CPAC policy decision to extend that length of time. She disagreed with Tom's suggestion that vacation homes be increased at the same rate as affordable and workforce housing; South Maui needs more affordable and workforce homes first. She noted that CPAC has the ability to set policies beyond what the County policies currently are for South Maui, and urged members to "be conscious of what we're doing to our community."

Keoni Kuoha introduced himself as the director of Hawaii Community Foundation's House Maui initiative, and spoke briefly about the organization's work and goals, as well as share his desire to work with CPAC. Questions and comments for Keoni included whether families came to see him at House Maui to prepare themselves to be mortgage-ready; whether families need additional time; how much additional time Keoni would recommend; what House Maui's track record is and how the organization has been doing what they're doing; and thanking Keoni for his organization's work.

Kate Blystone introduced herself by noting her previous job as the County lead for the South Maui Community update, and now her current position with the Hawaii Community Foundation's House Maui initiative. She spoke about House Maui's South Maui Affordable and Resource Housing Plan that she handed out to members ([link to handout](#)) and noted its potential use as a resource to CPAC. She reiterated what Keoni said about being a resource for members, and that they're happy to come back and talk more about their plan. One question for Kate was how to solve the affordable and workforce housing crisis in Maui in one to two sentences.

Brandi Corpuz mentioned her involvement with the Waipu'ilani Beach Reserve project with Rooted Kekahi Me Ka 'Āina, and noted that she is involved with a lot of things that she thought was going to be talked about at the current meeting. Regarding housing, she pleaded with members to not have any more construction done in the area between Waipu'ilani and Kūlanihāko'i until the infrastructure in the area has been improved, which still hasn't happened despite it being addressed in the 1998 Kihei-Makena Plan. She also noted that the 1998 Plan talked about a government beach reserve path that her nonprofit has been trying to get done for the past 20 years, and that her grant, Grant 5522, is listed in Goal 2.2's actions for the current Draft Plan update as well; she said that she would be happy to answer any questions about it.

Questions and comments for Brandi included agreement that what she is asking for is what many members want as well; the size of Grant 5522; how many acres of land is supposed to be transferred from the State to the County for the Waipu'ilani Beach Reserve project; whether the grant is from the Office of Economic Development; and whether the land was ever offered to the County by the State, and if the County has the executive order. Chair Weltman asked Brandi to email the We Are South Maui team so that members could look into the matter further.

Elizabeth Voight said that she came to the meeting to testify on pickleball, which falls under Goal 2.2 but not under the housing topic. Chair Weltman asked if she could come back when the Parks topic for Goal 2.2 is on the agenda at a future meeting, and also noted that she can email her testimony to the We Are South Maui team at anytime so that it's part of the record and members can discuss it at the relevant meeting.

## **10-MINUTE BREAK**

### **Review and Recommendations for Goal 2.2 | Safe, Healthy, Livable Communities for All (1:26:35 to END in meeting video)**

Chair Weltman asked to have the document he sent in (that includes both the Department's proposed policies as well as written testimony received) up on the screen ([link to document](#)). Members continued where they left off from the previous meeting, beginning with Policy 2.2.15.

## **POLICIES**

2.2.15 | Support the development of pedestrian-oriented, complete communities that meet residents' needs for daily living by providing a mix of land uses, housing close to jobs, services, schools and recreation, and convenient and safe mobility options including walking, biking and transit options.

2.2.16 | Require affordable housing projects, including projects using the Chapter 201H, Hawaii Revised Statutes or Chapters 2.96 or 2.97, MCC process, to be near jobs centers, schools, transit and services and include pedestrian-oriented design elements that create walkable and livable communities for all.

2.2.17 | Encourage a greater percentage of affordable housing than required by law in all residential projects than required by law, unless the project is to be developed exclusively as an affordable housing project. Affordable housing obligations must be met within the boundaries of the Community Plan sub area, credits may not be used.

2.2.18 | Support missing middle housing types (multi-unit or clustered housing types compatible in scale with single-family homes such as 'ohana, duplex, triplex, four-plex, townhouse, courtyard apartments, bungalow court, and live/work units) and simple style single-family homes to meet the growing demand for a diversity of housing options and affordability.

2.2.19 | Prioritize infrastructure improvements for 100 percent affordable housing developments for resident households earning 100 percent AMI and below that are supported by the community and the Community Plan map and policies.

Discussion:

- For 2.2.15, Cody Nemet proposed changing the language to the following: “Require that new developments be pedestrian-oriented and comprise of complete communities that meet residents’ needs for daily living [...]”
- Vice Chair Kanahale proposed language for a new policy that is similar to Policy 2.2.16: “Require affordable housing projects, including projects using the Chapter 201H, Hawaii Revised Statutes or Chapters 2.96 or 2.97, MCC process, to spread out equitably throughout the South Maui Community Plan subareas (with the exception of 'Āhihi-Kīna'u and Kanaio) to create diverse communities economically and geographically in all South Maui residential areas.”
- For Policy 2.2.16 (and Vice Chair Kanhele’s proposed new policy), members had an in-depth discussion on the impact of the word “require.” Those in favor of “require” focused primarily on the importance of having stronger, enforceable language and making walkable, livable communities accessible to everyone, not just the rich. Those against “require” focused primarily on concerns that the stricter language would empower NIMBYism (“Not In My BackYard”) and increase developer opposition to affordable housing.
- Chair Weltman asked what members or the Planning Department think of Stan Franco’s suggestions in his written testimony ([link to testimony](#); see numbers 1 and 2). Member discussion included noting that most South Maui projects do come to the Kihei Community Association (KCA) for input; support for Stan’s second policy recommendation (“Present all housing projects to a citizens' committee...”), but without specifically naming a community association; and having “harder verbiage.”
- At this point, members went back to more in-depth discussion of the impacts of stronger language; members eventually agreed that the matter had been “beaten to death” and moved on with motions and votes.

- **For Policy 2.2.15, Cody Nemet made a motion to change the language to the following: “Require that new developments be pedestrian-oriented and comprise of complete communities that meet residents’ needs for daily living [...]” Mike Moran seconded the motion. Motion passed unanimously.**
- **For Policy 2.2.16, Brian Ward made a motion to change “Require” to “Promote;” Everett Dowling seconded the motion.** Members Everett Dowling, Jennifer Sullivan and Brian Ward voted in favor of the motion, with Vice Chair Kanahale and members Tova Callender, Vernon Kalanikau, Mike Moran, Cody Nemet, Wayne Nishiki and Keoki Pfaeltzer opposed. **3-7, MOTION FAILED.**
- **Mike Moran made a motion to adopt Policy 2.2.16 as written; Wayne Nishiki seconded the motion.** Vice Chair Kanahale and members Tova Callender, Vernon Kalanikau, Mike Moran, Cody Nemet, Wayne Nishiki and Keoki Pfaeltzer voted in favor of the motion, with members Everett Dowling, Jennifer Sullivan and Brian Ward opposed. **7-3, MOTION PASSED.**
- **Vice Chair Kanahale made a motion to create a new policy, with slightly different wording than his earlier proposal: “Require workforce housing to be spread out equitably throughout the South Maui Community Plan subareas, with the exception of ‘Āhihi-Kīna’u and Kanaio, to create diverse communities economically and geographically in all South Maui residential areas.” Everett Dowling seconded the motion. Motion passed unanimously.**
- Everett Dowling made a motion to add a new policy based on one of Stan Franco’s policy recommendations, with the following language: “Present all housing projects to a citizens’ committee in the appropriate area of the project for their comments before submitting to the County of Maui for approval.” Jennifer Sullivan seconded the motion. Tova Callender requested a friendly amendment to change “appropriate” to “closest;” Everett accepted the friendly amendment. After some confusion over the language, **Everett amended his motion to use the following language instead: “Present all housing projects to a citizens’ committee nearest to the project for their comments before submitting to the County of Maui for approval.” Jennifer Sullivan seconded the motion.** Vice Chair Kanahale and members Tova Callendar, Everett Dowling, Vernon Kalanikau, Mike Moran, Cody Nemet, Keoki Pfaeltzer, Jennifer Sullivan and Brian Ward voted in favor of the motion, with member Wayne Nishiki opposed. **9-1, MOTION PASSED.**

- **Everett Dowling made a motion to remove Policy 2.2.17; Jennifer Sullivan seconded the motion.** Discussion included noting that many families were forced to leave Maui due to being unable to afford it; the desire to focus on building all types of housing, not just building affordable housing at the expense of market housing; what the effect of a policy that says to encourage a greater percentage of affordable housing is; examples of developments separating affordable housing units from market housing units; and whether the affordable housing units would have to be developed within the same parcel. The committee took a vote: members Everett Dowling and Jennifer Sullivan voted in favor of the motion, with Vice Chair Kanahale and members Tova Callender, Vernon Kalanikau, Mike Moran, Cody Nemet, Wayne Nishiki, Keoki Pfaeltzer and Brian Ward opposed. **2-8, MOTION FAILED.**
- **Everett Dowling made a motion to adopt Policy 2.2.18; Tova Callender seconded the motion.** Vice Chair Kanahale and members Tova Callendar, Everett Dowling, Vernon Kalanikau, Mike Moran, Cody Nemet, Keoki Pfaeltzer, Jennifer Sullivan and Brian Ward voted in favor of the motion, with member Wayne Nishiki opposed. **9-1, MOTION PASSED.**
- **For Policy 2.2.19, Everett Dowling made a motion to remove percentages so that the policy reads as follows: “Prioritize infrastructure improvements for housing developments for resident households that are supported by the community and the Community Plan map and policies.” Brian Ward seconded the motion.** Members Everett Dowling, Jennifer Sullivan and Brian Ward voted in favor of the motion, with Vice Chair Kanahale and members Tova Callender, Vernon Kalanikau, Mike Moran, Cody Nemet, Wayne Nishiki and Keoki Pfaeltzer opposed. **3-7, MOTION FAILED.**

At this point, Wayne Nishiki asked if it was time to adjourn the meeting, and made a motion to do so. Everett Dowling seconded the motion, to members’ and the audience’s amusement. Chair Weltman expressed his hope to get through all five policies, and asked if anyone would make a motion to adopt Policy 2.2.19. Seeing none, Chair Weltman said that he would consult with the Planning Department to figure out the next steps for the unfinished items on the agenda.

**NEXT MEETING IS ON DECEMBER 7, 2022. MEETING ADJOURNED AT 8:47 PM.**

