

Name: Kate Blystone (HouseMaui)
Agenda Item: B. Subarea 2 | North Kīhei
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From: Kate Blystone
To: We Are South Maui
CC: Keoni Kuoha
Date: 5/30/2023 9:27 AM
Subject: ATTN: South Maui CPAC

Aloha kākou,

Mahalo nui loa for your continued effort to create a South Maui Community Plan that will manage change in the region for the next 10-20 years. As you know from previous testimony, House Maui is an initiative of the Hawai'i Community Foundation. Our mission is to create a sustainable housing system that generates and keeps homes affordable for our kama'āina, enhances natural and cultural resources, and enriches our quality of life.

We understand that the CPAC approved a significant revision to the Planning Department's recommended growth alternative at your last meeting. Specifically, areas mauka of Pi'ilani Highway and north of Maui Research and Technology Park (MRTP) were reverted to Agriculture and Open Space.

We urge the CPAC to revisit this decision and return to urban designations in this area to ensure future development of the affordable and workforce housing South Maui needs.

Lack of housing affordable for local residents was an issue weighing heavy on the community during the public engagement process for this plan. According to the [South Maui Housing resource paper](#), 54% of renters and 46% of homeowners are cost-burdened, meaning they pay more than 30% of their income for housing. These percentages are higher for South Maui than the rest of the County where 36% of renters and 42% of homeowners are cost-burdened.

When asked about solutions to this problem, the community recognized the need to designate lands for housing mauka of Pi'ilani Highway. They saw areas between existing development on 'Ohukai Road and MRTP near the new Kūlanihāko'i High School as an appropriate place for local housing and a logical place for South Maui to grow. Reverting these lands back to Agriculture and Open Space discounts the community's expressed wishes. It would also prevent orderly infrastructure planning for needed housing.

If these lands are given urban designations — like Small Town Center (STC), Neighborhood Center (NC), and/or Residential (RES) — the owners will be able to coordinate with their neighbors on infrastructure development, improving quality of life for everyone in the region. Extension of R-1 water infrastructure, for example, is already planned for MRTP. Without urban designations, the lands north of MRTP will be a barrier to extending this service further north to already developed lands near 'Ohukai Road. Similarly, with urban designations the owners can plan roads in coordination with their neighbors, creating a connected community and lessening the pressure on Pi'ilani Highway. Leaving these lands as Agriculture and Open Space also perpetuates the root cause of South Maui's traffic.

Much of the traffic in the region is caused by tourism — tourists themselves and tourism-industry workers traveling into South Maui. While solutions to address tourism traffic should be addressed in this plan's policies, tourist-industry workers' needs can be addressed within the plan's growth framework. Right now, workers are forced to live in other areas on Maui because there isn't enough affordable and workforce housing in South Maui to accommodate them. Designating sufficient land will allow people to live closer to where they work and open the possibility to use other modes of transportation to get to work, like riding the bus, walking or biking. Unless sufficient land is designated for housing to accommodate the existing deficit and the future need, South Maui will continue to experience high, and increasing, traffic volumes.

Whether the lands mauka of Pi'ilani Highway in North Kīhei are designated STC or a combination of RES and NC, the result will be more housing for local residents and better infrastructure for everyone. If these lands remain as Agriculture and Open Space, the community will continue to have a housing deficit and the infrastructure issues that plague it today.

We urge the CPAC to reconsider their decision and return to urban designations for this area.

Me ka 'oia'ī'o,

Kate Blystone
Program Officer – House Maui
Hawai'i Community Foundation



444 Hāna Hwy Suite 201 | Kahului, Hawai'i | 96732
D 808.566.5528 M 808.707.9175
hawaiicommunityfoundation.org

