

Meeting Minutes

Thursday, October 10, 2019

Hyperlink to [Meeting Video](#)

Community Plan Advisory Committee

Attending: Chair Kai Nishiki, Vice-Chair Jeri Dean, Donald Robert Gerbig, Hans Michel, Joseph D. Pluta, Karen J. Comcowich, Leilani Pulmano, Dylan Payne, Ravi Bugga, Aina Kohler, Dawn Hegger-Nordblom

Absent: Yvette Joyce Celiz

County of Maui – Planning Department

Pam Eaton, Long Range Planning Division

Jennifer Maydan, Long Range Planning Division

Annalise Kehler, Long Range Planning Division

Jaime Paa, Long Range Planning Division

Call to order

Public Testimony (00:00 to 20:12 in Meeting Video)

Michele Lincoln read from her written testimony, providing recommendations to CPAC regarding Goal 2.5: Safe, Healthy Livable Communities for All. ([Link to written testimony](#))

Kanani Higbee expressed her disappointment that Native Hawaiians and Hawaiian Homelands are not a priority in CPAC discussion.

Councilmember Tamara Paltin provided CPAC members with a list of short-term rental properties islandwide and in West Maui that are allowed to legally operate rentals without permits. (Link to handout unavailable) She stressed the need for a multi-pronged approach to phase out those short-term rentals and building affordable homes. Questions from CPAC included the Napili Bay Improvement District, clarifications on the handout, and the estimated total number of short-term rentals in West Maui.

Lawrence Carnicelli said that it would be helpful for the public to have bios and credentials for each presenter and resource person at CPAC meetings, as well as attendance lists/records for CPAC members.

Following public testimony, Ravi Bugga recognized the Planning Department staff and thanked them for their hard work on the Community Plan process.

Guest Presentations Related to Goal 2.5: Safe, Healthy, Livable Communities for All (20:12 to 1:28:03)

1. Short-Term Rental Home Permitting and Enforcement - Director Michele McLean, Maui County Department of Planning **(20:12 to 1:06:17)**

Director McLean spoke to CPAC about the ways in which a short-term rental home (STRH) can be lawful; provided facts and statistics for short-term rentals in West Maui; the possibility of phasing out STRHs that were grandfathered-in; and how STRHs would be classified in the Community Plan Growth Scenarios. She then paused to take questions from CPAC. **(20:12 to 28:00)**

Questions from CPAC included the possibility, process and implications of changing zoning to phase out STRHs that were grandfathered in; and how many properties are designated hotels. **(28:00 to 32:19)**

Director McLean then talked about enforcement of vacation rentals and the various issues the Planning Department faces; provided some statistics and noted the recent changes made to increase violation fees; and explained what Planning is working on now regarding phasing out grandfathered STRHs and slowly phasing out STRHs in general, and passing legislation for better enforcement. **(32:19 to 41:55)**

Further questions and comments from CPAC included the loophole of grandfathered STRs; where enforcement fees go; the ability to do percentages in zoning; clarifying the wording in a section of the Housing Technical Resource Paper; whether or not we are overstating the size of the housing problem, and working toward using existing household stock instead and better regulating STRs (Ravi Bugga provided a handout to CPAC members – [Link to handout](#)); the possibility of offering incentives to rental property owners to do things the right way; and providing suggested language to CPAC to support the phasing out of STRHs and incentivizing long-term rentals. **(41:55 to 1:01:30)**

Karen Comcowich then asked if Councilmember Tamara Paltin could talk about the Council's Temporary Investigative Committee and how they are exploring incentivizing long-term rentals. **(1:01:30 to 1:06:17)**

2. Affordable Housing Financing - Dean Minakami and Craig Hirai, Hawai'i Housing Finance and Development Corporation (HHFDC) ([Link to PowerPoint presentation](#))

Dean Minakami provided an overview of HHFDC; development and financing tools used to provide affordable housing; HHFDC's four development projects in West Maui; and other HHFDC Maui projects. **(1:06:17 to 1:25:15)**

Questions and comments from CPAC included the status of two abandoned wells in Kahoma, rentals at Front Street Apartments, and Council approval for the Villages of Leiali'i. **(1:25:15 to 1:28:03)**

RECESS/DINNER BREAK

Guest Presentations Related to Goal 2.5: Safe, Healthy, Livable Communities for All (Cont.) (1:28:03 to END)

Public Testimony for Presentations

Duke Johnson stressed the importance of affordable housing and suggested that the County adjust the way houses are built. He commented on the simplicity and cheaper pricing of plantation style houses and encouraged putting profit aside to build what people really need. Questions and comments from CPAC included recommended housing size, requests to come to future meetings, and to look at the house Duke had built. **(1:28:03 to 1:37:25)**

3. Housing - Deputy Director Linda Munsell, Maui County Department of Housing and Human Concerns ([Link to PowerPoint presentation](#))

Deputy Director Linda Munsell gave a brief overview of the Housing and Human Concerns Department and its various Housing programs; the housing development process; Maui County Code 2.96 & 2.97 and 201H (Hawai'i Revised Statutes), which address affordable housing; County-wide housing need and West Maui housing need projections; housing projects currently under construction; and obstacles to providing housing. **(1:37:25 to 1:58:32)**

Questions from CPAC included a contractor's financial responsibility for schools; compliance for workforce housing; the reason for skewed numbers for area median

income (AMI) levels; the profile of people buying affordable units in West Maui; status of affordable housing units currently on the market; deed restrictions; and who is responsible for monitoring advertisements to the correct AMIs. **(1:58:32 to 2:16:40)**

4. Housing - Stan Franco ([Link to presentation handout](#))

Stan Franco and Mike Williams spoke about the issues surrounding affordable housing and provided CPAC with policy/action recommendations, specifically putting affordable housing development into the hands of the County rather than private developers. **(2:16:40 to 2:28:48)**

Questions from CPAC included thoughts on a sunset clause on entitlements; the possibility of doing modular housing; the possibility of a partnership between a corporation/foundation and the County to produce low-income housing; and if the government is able to bring down the cost to prepare land for housing. **(2:28:48 to 2:36:44)**

1. Housing – Autumn Rae Ness ([Link to presentation handout](#))

Autumn Rae Ness challenged some of the common beliefs about housing and development, redefined ideas around affordable and workforce housing, and provided recommendations to CPAC. **(2:36:44 to 2:51:03)**

Questions from CPAC included defining plantation style housing; the problem with building costs with current rules and regulations; community-based benefits; and farm worker housing incentives. **(2:51:03 to END)**

NEXT MEETING IS ON OCTOBER 17, 2019. MEETING ADJOURNED AT 9:00 P.M.