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March 25, 2022

**Via email: [waiehukouphase3association@hotmail.com](mailto:waiehukouphase3association@hotmail.com)**

Roy Oliveira, President  
Waiehu Kou Phase 3 Association  
49 Kaulana Na Pua Circle  
Wailuku, Hi. 96793

**SUBJECT:** Draft Environmental Assessment for Proposed Hale Mahaolu Ke Kahua Affordable Housing Community at TMK (2)3-3-001:106, Waiehu, Maui, Hawai'i

Dear Mr. Oliveira:

Thank you for your comment letter dated October 25, 2021, regarding the Draft Environmental Assessment (EA) for the subject project, which involves the development of 120 affordable multi-family housing units. We appreciate you taking the time to provide us comments for this 100 percent affordable housing community in Waiehu.

On behalf of the Applicant, we offer the following responses to your comments which are presented in the same order as they appear in your letter:

**Comment No. 1:**

*Traffic congestion, by the mere location of said community at a choke point of access to Kahului and Wailuku, the commercial and political hubs servicing our community.*

**Response:** Thank you for your comment. The project site for the proposed project is considered to be a suitable location for residential housing as it is supported by the County's general planning framework and is located adjacent to existing residential areas and situated within the Urban Growth Boundary for the region. It is also located within easy reach of existing school facilities, recreational amenities and retail services currently available within the Wailuku-Kahului community.

A Traffic Impact Analysis Report (TAIR) was prepared for this project and included in the Draft EA. Section 3.3 of the TIAR discusses this existing traffic congestion along the major corridors and study intersections. The project is expected to generate a minimal increase in traffic beyond existing conditions.

The long-term regional improvement for the area identified by the County is the Imi Kala Street Extension. The timeline for completion of this improvement is currently unknown, but would likely be tied to future development and availability of County funding.

The Hale Mahaolu Ke Kahua Affordable Housing Community development team is in coordination with the Hawai'i Department of Transportation (HDOT) and Department of Public Works (DPW) to determine its share of roadway infrastructure improvements in the area based on the potential impacts that are expected to be generated by the project.

**Comment No. 2:**

*The environmental hazard of flooding near the site has been already established in recent years and continues to be a risk at the culvert going under Kahikili Highway where the North and South Waiehu Streams converge, across from Waiehu Beach Road.*

**Response:** It is our understanding that trash and debris blocking the culvert has previously caused drainage issues at Kahekili Highway and Waiehu Beach Road. The HDOT subsequently cleared the trash and debris from the culvert, which mitigated the issue. This project will be designed to meet the County's drainage rules and storm water quality rules.

**Comment No. 3:**

*There is little to no mitigation referenced in your EA report to alleviate any of the anxieties expressed by our community. We would appreciate a comprehensive review of these matters and a reply with your remedies to ease these potential risks. These concerns were the ones most expressively conveyed to our Board Directors and therefore brought to your attention mindful of the comment deadline your letter imposed. Homestead members comment may still trickle into you as your email and address were included in our community comment outreach effort.*

**Response:** The Applicant acknowledges and appreciates your comments. Additional information regarding the mitigation of traffic and flooding, as needed based on the outcome of continued agency coordination, will be included in the Final EA. Consultation with various community groups and stakeholders will also continue as the project progresses.

Roy Oliveira, President  
March 25, 2022  
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We appreciate your input and will include a copy of your comment letter and this response in the Final EA. Should you have any questions or require further information regarding the proposed project, please contact me at (808) 244-2015, extension 221.

Very truly yours,



Chris Sugidono  
Senior Associate

CEJS:ab

Cc: Grant Chun, Hale Mahaolu  
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