

# 2017 Annual Progress Report



# SAVING MĀKENA

**Aloha!** As 2017 draws to a close, Maui Tomorrow takes a look back at another amazing year of advocating for our island home.

Sugar cultivation has ended, and Central Maui's future remains in doubt. Alexander and Baldwin's conversion from a regular corporation into a Real Estate Investment Trust confirms their true focus on real estate development. Maui Tomorrow expresses a different vision – a sustainable farming future that will keep these lands green.

We continue to work with communities and government to identify long-term solutions for highways and other infrastructure impacted by erosion and sea-level rise. Our efforts have already helped shift policies that benefit shorelines throughout Hawaii.

Looking ahead, proposed expansion and internationalization of Kahului airport could allow huge increases in tourist traffic, overburdening our aging infrastructure and compromising environmental quality. With your help, MT will meet these and other challenges. We cannot stand by and let our community plans be ignored by developers.

You can count on Maui Tomorrow to stand up for the protection of our precious natural resources, open space and the rural, small town lifestyle that makes Maui nō ka 'oi! We proudly serve as your watchdog for enforcement of Hawaii's environmental and land use laws, taking legal action when necessary. Your ongoing support inspires us, and enables us to carry on.

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## Mākena's Future: Less Development, More Preservation

Maui's people were being pushed out of Mākena. Maui Tomorrow and our allies pushed back. Representing the public's interests, we asked the Environmental Court to decide if luxury development on 47 acres above Mākena Landing truly had "no significant impacts." Judge Cardoza placed a stay on the project, and asked all parties to negotiate solutions. Lengthy discussions resulted in a settlement that significantly reduces the amount of future development. The number of units on the 1,800 acres of Mākena Resort land has been scaled down from 3,000 units to 1,100, and future development will undergo environmental review that had been avoided before. Hundreds of acres will be preserved, and beachfront land will be added to Mākena Landing Park. On-street public beach parking was protected, and affordable housing is now assured in perpetuity within the Mākena area. Cultural sites and historic mauka-makai trails are preserved, an independent cultural manager has been

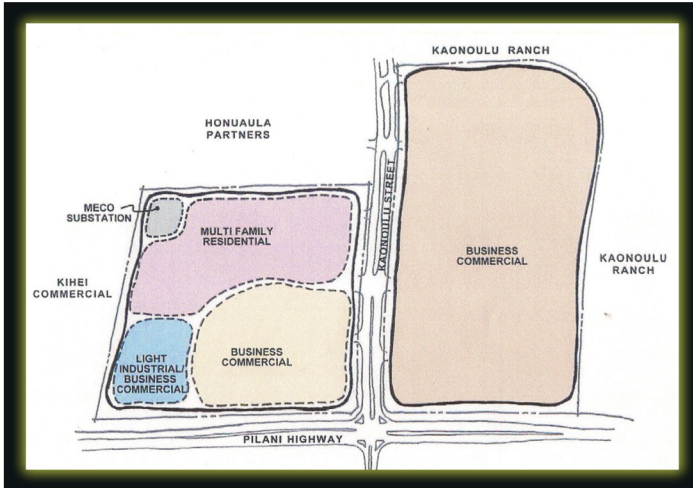


*This area south of Mākena Landing Park will remain in open space as a result of the settlement.*

funded, and a permanent community benefit fund has been established.

MT has fought for Mākena preservation for almost 40 years. Now, with your support, Maui Tomorrow will be directly involved in implementing this agreement, and will remain vigilant in representing community concerns.

# Mega Mall: Foiled Again!



*The Land Use Commission rejected the Final Environmental Impact Statement for the latest version of the Piilani Promenade Project*

Many thought the Piilani Promenade (“Mega Mall”) was dead, but a slightly revised project resurfaced this year that still violated the Kihei-Mākena Community Plan. The project could have become one of the biggest traffic generators on Maui. It would have worsened flooding on South Kihei Road, and impacted many cultural sites and practices.

Maui Tomorrow and our allies rallied to ask the State Land Use Commission to reject the Final Environmental Impact Statement, and they agreed – unanimously!

We will continue to monitor this site, making sure that what happens on this land complies with the community plan and what South Maui people want.

## East Maui Streams: Sharing Fairly



*Water Commission meeting in Ha'ikū*

Water law scholars look to Maui for new precedents, thanks to Maui Tomorrow’s work with farming communities in East Maui and the legendary lands of Nā Wai ‘Ehā

(Wailuku, Wai’ehu, Waihe’e and Waikapū). Restoring natural stream flows to support aquifers, native stream life, fisheries and rural communities has so far taken two decades of legal challenges, and has allowed a new generation of kalo (“taro”) farmers and cultural practitioners to keep traditional Hawaiian knowledge alive.

In East Maui, Alexander and Baldwin (A&B) promised to fully restore eight streams - a huge step forward - but permits were not properly filed, and some streams



*East Maui waterfall tumbles into a diversion ditch*

remain dry. MT and allies asked the Water Commission to return flows to another seventeen Constitutionally protected streams. A&B, with no sugar crop, asked for over 100 million gallons of stream water per day, based on a speculative “Ag Plan” with no implementation timeline. A&B’s annual reports confirm their focus on real estate development, not agriculture. The Water Commission must decide. We may need to appeal.

Separately, A&B is preparing an environmental impact statement for a 30-year lease of East Maui waters. It is time to end corporate dominance of public trust resources, and create a fair structure for wise water allocation that restores our streams and watersheds, thus achieving water security for all.

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# Defending Our Community Plans



*People invest hundreds of hours shaping Community Plans*

West Maui's Community Plan is 20 years old. Maui Tomorrow is engaged in the current update process, encouraging informed citizen participation. West Maui lacks infrastructure, but has thousands of new units proposed. Kihei-Makena and other community plans will soon follow. Community members spend hundreds of hours shaping their plans, which then have the force of law. That's why MT spends time and funds defending our community plans. With your support, Maui Tomorrow will make sure your voice is heard in our Community Plan process.

for our island home. The Dashboard will provide an ongoing snapshot of Maui's well-being, track our progress on key indicators, provide insight on what's working, and highlight needed improvements. With your help, we will be engaging the broader community on this vital topic.

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## Maui Needs a "Report Card" on Quality of Life



*Traffic on the Pali*

Everyone supports quality of life, but how do we know whether it is getting better or worse? The Quality of Life on Maui "Dashboard" will allow Maui's people to quickly view environmental, social and economic indicators that tell us how we're doing, and help guide intelligent policy decisions



*Keiki playing at Keokea Park*

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# Truly Affordable Housing

No one wants another Oahu on Maui, yet current development patterns and housing types are rapidly covering our lands, while leaving working families limited options to buy or rent a home. 93 percent of Maui's new homes cost more than working families can afford. Since 2008, non-Hawaii buyers have purchased 52 percent of the homes sold in Maui County. Reversing these trends could help solve our housing crisis.

Maui's land area, infrastructure and ecosystems are limited. How can we prioritize infrastructure for housing that working families can afford, while respecting our community plan growth boundaries? Building market-priced housing to satisfy global demands has not increased the supply of truly affordable homes. Sprawling development also means higher infrastructure costs, which raises prices.

Thousands of illegal transient vacation rentals drive up the cost of housing for local people. Incentives are needed to return these already built units to the long-term housing market.

Maui Tomorrow works closely with government officials, housing advocates, and affordable housing developers, looking for solutions that will solve the affordable housing crisis without destroying the home that we all love.

Alternatives include affordable housing land trusts, shared equity arrangements, and County infrastructure funding for affordable housing projects. Truly Affordable Housing is a critical issue. Please support us as we look for good solutions that will keep Maui "nō ka 'oi."



*Maui needs housing that working families can afford, in areas with adequate infrastructure, and consistent with our community plans*

## *You make the difference!*

*When our community works together, great things can happen. We have achieved some amazing victories this year, and with your support, Maui Tomorrow will continue to take on tough issues and preserve the quality of life on Maui.*

*Mahalo nui loa,*

*Albert Perez*



*Albert Perez, Executive Director*



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