

WEST MAUI TAXPAYERS ASSOCIATION

Advocating For You!

email: wmta@maui.net home page: www.westmaui.org
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A'ohe Hana Nui Ke Alu 'ia (No task is too large when we work together)

THE VOICE

Newsletter of the West Maui Taxpayers Association – JAN 2022

PRESIDENT'S MESSAGE – Joseph D. Pluta



Aloha Friends of West Maui and Hau'oli Makahiki Hou!

We started out the New Year with our Virtual Annual Meeting featuring community presentations and I urge you to click on the link of this meeting on our web site at www.westmaui.org.

This is an election year. Our experience of hosting a "WMTA Candidates Night" has proved to be an excellent opportunity for all candidates to showcase themselves. WMTA has set Thursday, July 21st for Candidates Night 2022. It will begin at 5pm and held at the Lahaina Civic Center Social Hall. It has been our practice to provide Complimentary Food and Beverages to all attendees. That has proved to help make the evening more enjoyable by all. We also intend to have the meeting Broadcast Live streaming on AKAKU Community TV and Facebook.

The political race has already begun with Mayor Mike Victorino announcing his re-election campaign and retired Circuit Judge Richard Bissen launching his bid for the Maui mayor's office last week. Stay tuned to our WMTA website and WMTA Facebook page for updates as more candidates announce. The full spectrum of State and County political offices as well as proposed Maui County Charter Amendments will be on the ballots this year.

We know that the governor of the State of Hawaii and the Mayor of Maui County share the same single highest priority and responsibility. That is "the health and safety of the people of the State of Hawaii." That number one shared responsibility has been the destination goal through the pandemic with mixed results and controversies. It's fueled dissent and division in our communities even prompting an ill planned recall attempt for Maui Mayor Victorino.

We submit that it's time to come together to recognize what has been revealed in this crisis and to restructure necessary incentives and programs that can plug the holes shot into our community. We have the resources, and we just need our government leaders to put them in the proper order to accomplish the goal and be prepared for the future. The world has changed, and we will need to align to the reality that it will be on-going and there is really no "end" in sight. Please support our West Maui Life Save's Campaign and be a part of the solution.

For over 40 years, the WMTA has advocated for our community producing and hosting our "WMTA Candidates Night" which is possible due to the generous donations of our members. Our political action committee is seeking your continued outstanding support. Together, we can make a positive difference! Mahalo

Mahalo nui loa.

- **PLEASE SPREAD THE WORD ABOUT JULY 21ST CANDIDATES NIGHT**
- **PLEASE ALSO JOIN IN OUR WEST MAUI LIFE SAVERS CAMPAIGN**

Joseph D. Pluta
President/ Treasurer

WMTA ANNUAL MEETING 2022 – VIRTUAL – UPDATE

The alarming increase in covid has prompted the County of Maui to not issue permits for indoor gatherings or use of its community meeting facilities for the month of January 2022 and until conditions improve to acceptable levels.

Consequently, our Permit for Lahaina Civic Center for the January 6, 2022, WMTA Annual Meeting has been cancelled for in-person meeting. The WMTA Annual Meeting has enjoyed excellent participation by the West Maui Community for over 40 years.

As we did to adapt last year due to the same Covid conditions, we also held this year's Annual Meeting via Zoom on Jan 6, 2022, at 5:00 PM Hawaii Standard Time.

Mahalo to our Board of Directors, elected during the Business Meeting:

- Joseph Pluta - President
- Joe Park - Vice President
- Richard Jarman
- Dean Louie
- Rick Nava
- Gregg Nelson
- Fereshteh Tali
- Dennis Terpin

Pule by Kahu Laki Pomaikai Kaahumanu

Mahalo to our Governmental Leaders for their participation:

- Senator Rosalyn Baker – 6th Senate District
- Representative Angus McKelvey – 10th House District
- Mayor Mike Victorino, County of Maui
- Council Member Tamara Paltin – West Maui

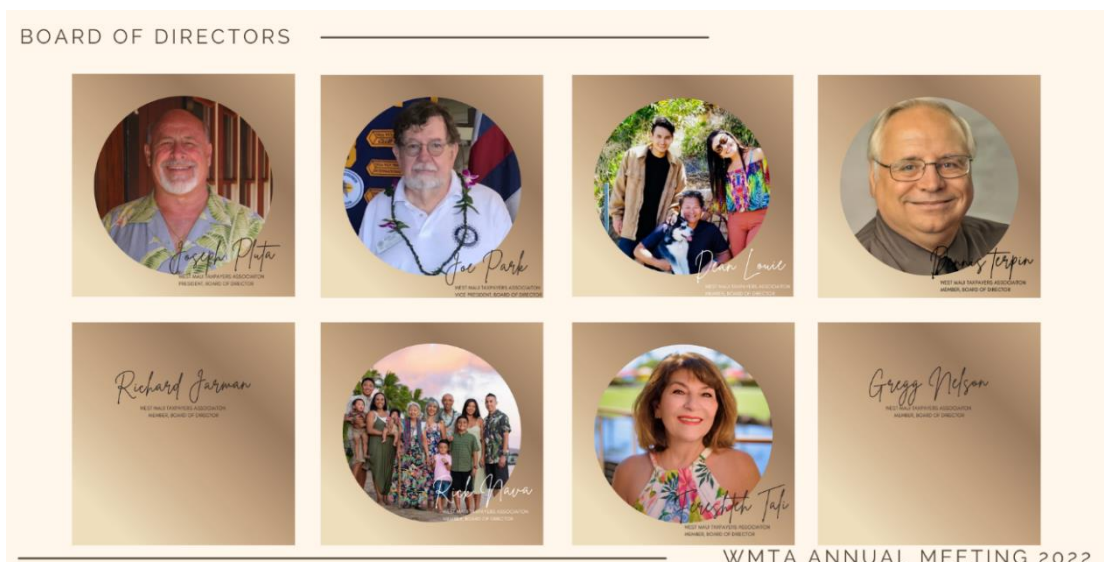
Mahalo to our Special Projects presentations by:

- Pulelehua - Preston Cheng, Developer, Maui Oceanview LP
- Maui Cancer Center LLC – H. Alan Megahy, Project Manager
- West Maui Hospital - Brian Hoyle, Developer, Newport Hospital Corporation
- Healthcare in Hawaii: Dr. Keli'i Akina, Ph.D., President & CEO of Grassroot Institute of Hawaii
- State DOT Highways – Robin Shishido, introduction by Bob Pure

CLICK BELOW TO WATCH THE REPLAY

<http://www.westmaui.org/news-blog/wmta-annual-meeting-replay>

West Maui is a unique and vibrant community that provides employment opportunities and generates significant tax revenues for all levels of government. WMTA is also unique in that our mission is to promote efficient use of the taxes generated to invest in infrastructure, services and amenities that help ensure that West Maui remains one of the best places to live, work and visit in the world. For any questions, please email ([click here for email](#)), (links to wmta@maui.net with cc: pluta@maui.net & jdp@maui.net) or call 808-661-7990.



PULELEHUA MAUI – AFFORDABLE HOUSING

One thing we all seem to agree upon is the need for more housing in West Maui. There has been so much talk, and very little action. The good news is that Pulelehua is starting construction this year.

Over five thousand people commute daily to West Maui for work, thousands of condos and apartments have been lost to vacation rentals and investors. After Health care, Housing is absolutely the next in line priority for us. The Pulelehua project provides an excellent mix of both ownership/rental, and affordable/market units.

There are a number of conditions within the agreement that have never been utilized before in Maui County that will help keep homes and rentals affordable in perpetuity! The developer is entitled to housing credits from the County of Maui as provided by law in consideration for this project.

Project Details:

300 Affordable Rental Units includes electricity/water (single story multi family)

Units	Income Category
100	less than 80% AMI
100	less than 100% AMI
100	less than 120% AMI

100 Affordable For Sale Housing Units(single story multi family)

Units	Income Category
20	less than 60% AMI
20	less than 80% AMI
40	less than 100% AMI
20	less than 120 % AMI

Additional Project Highlights:

- 100 Affordable accessory dwelling units (ohana units) will be allowed to be constructed on the 100 market rate lots and shall be deed restricted to be rented at 100% AMI
- Affordable rentals shall remain affordable for 30 years at which point the County of Maui will have right of first refusal to purchase or invest in improvements to keep in long-term affordability.
- Affordable for purchase housing units shall remain in long-term affordability with a “Managed Appreciation Resale Model” which will help retain these homes long term in our much needed affordable housing inventory.
- Short term rentals and B&Bs are prohibited within Pulelehua.
- 7+ miles of public multi-use pathways and lots of open space
- 10 acre regional multi-sport park
- 13 acre school site with needed infrastructure
- Rooftop solar for all units and plans for energy production
- Covered bus stops within development
- Wastewater- Pulelehua shall construct dual transmission lines to the Lahaina wastewater treatment facility to allow 100% of the volume of waste water generated to return to Pulelehua to reuse R1 water on site for irrigation and fire flow. This will also expand reuse capabilities in the area for R1 water, including the Dept of Hawaiian Homelands proposed project in Honokowai.

We need this housing in West Maui. Mahalo!

MAUI CANCER CENTER, LLC. Update

While we strongly oppose the Certificate of Need Requirement blocking access to life saving health care in the State of Hawaii, we have been attempting to work with the existing system requiring a CON for the West Maui Cancer Center LLC.

The CON Application was going through the process requiring 3 panel hearings and made the following statement:

*****URGENT ANNOUNCEMENT******

The applicant group which submitted the certificate of need application for establishment of a radiation oncology center in West Maui has decided to temporarily withdraw the application after two hearings that resulted in unfavorable recommendations. The group has decided to reevaluate the approach and update the equipment to include a CT. This will require a re-working of the floor plan and architectural drawings and various other updated quotes.

Given the robust opposition demonstrated by the current monopoly holder, the intent is to resubmit the application within 30 days while simultaneously working to garner greater local support from stakeholders including physicians and community leaders.

The applicants are grateful for the support demonstrated on behalf of this project by the West Maui Taxpayers Association in general and Mr. Joseph Pluta in particular. The intent is to continue the efforts to bring these lifesaving services to the local community as soon as possible.

H. Alan Megahy, Project Manager

The West Maui Taxpayers Association together with the West Maui Improvement Foundation's West Maui Life Saver Campaign is striving for support and approval and urges you to check our website at www.westmauiimprovementfoundation.org.

JOIN OUR EMAIL LIST

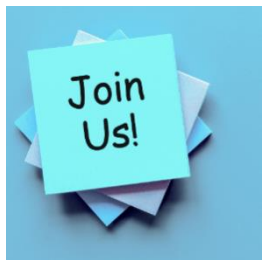
We have exciting things where we want to get the news out to you, and in times, need quick action and help from you to support projects WMTA is working on. Please join our e-mail list. Click here to subscribe to our email list <http://www.westmaui.org/subscribe.html> or complete the following information below.

By completing the information below, you give WMTA permission to add your email and information to the e-subscription list.

Name: _____		Email: _____	
Residency (to help with State/Island Specific info)	<input type="checkbox"/> Maui, Lanai or Molokai	<input type="checkbox"/> Oahu	
	<input type="checkbox"/> Hawaii (Big Island)	<input type="checkbox"/> Not a Resident of Hawaii	
	<input type="checkbox"/> Kauai		

WMTA FRIENDSHIP INVITATION – Joseph D. Pluta, President

I invite you to join us in a full court, all hands-on deck effort to fuel our advocacy for necessary West Maui community priorities. We suggest that it may be appropriate for us to change the way we think about what we think about with respect to “how” to meet community needs. We all agree that we need more housing in West Maui for our workforce with 7000 cars driving here daily to go to work from central maui and elsewhere because we don’t have enough here. It seems our Maui County Council believes that eliminating hundreds of acres where housing currently is allowed is somehow beneficial to obtaining more affordable housing? Or that only “100% affordable in perpetuity” housing should be approved?



Existing policy roadblocks and Obstructionist regulations and ordinances in place now need to be changed. Covid-19 has shown new and growing challenges to confront including the fact that we pay the highest prices in the World for housing, medicine and access to health care.

We hope that the WMTA can count on your continued support. We need your support to address major challenges ahead in the coming year. Remember, we do not receive governmental financial assistance. We exist solely on the basis of members dues and donations.

Membership dues only go so far, and your additional financial support is needed to fund our efforts to continue to advocate on your behalf. Our track record proves that we have been providing our community an excellent return on their investment in supporting us. **The needs are immense, and we are asking you to join us with a generous contribution to aid our work.**

We suggest your immediate consideration of a generous charitable gift to our sister organization, the West Maui Improvement Foundation Inc. which is a 501-c-3 Charity for 100% tax deductible treatment.

WMTA and WMIF urgently need your recommitment to support our advocacy efforts on your behalf. Please use the donation form attached or donate via our web site at www.westmaui.org. Do it today! Mahalo nui loa!

West Maui Taxpayers Association
MEMBERSHIP FORM - IRS EIN 99-0160368 - NON PROFIT 501C (4)
 You can also pay online at <http://www.westmaui.org/joinnow.html>

Member Name: _____
 Check here to have your name kept private in publications and acknowledgements.

Join the WMTA Email List: _____

Address: _____ City: _____ ST: _____ Zip: _____

Day Phone: _____ Evening Phone: _____ Fax: _____

<p>\$ _____ MEMBERSHIP</p> <p><input type="checkbox"/> I am a member and renewing my dues</p> <p><input type="checkbox"/> I am not a member but would like to join</p>	<p>Membership Levels</p> <ul style="list-style-type: none"> <input type="checkbox"/> Community Supporter \$25/year <input type="checkbox"/> Community Leader \$50.00/year <input type="checkbox"/> Families \$100/year <input type="checkbox"/> Businesses \$100/year <input type="checkbox"/> AOA – email wmta@maui.net
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\$ _____ ADDITIONAL DONATION WMTA is a 501-c-4 Non-Profit Organization. "Contributions to civic leagues or other section 501(c)(4) organizations generally are not deductible as charitable contributions for federal income tax purposes. They may be deductible as trade or business expenses, if ordinary and necessary in the conduct of the taxpayer's business." (Source: IRS.Gov). Please check with your tax adviser.

Memberships effective for one year upon receipt of membership dues payment.
Mail Checks, payable to "West Maui Taxpayers Association", to:
 West Maui Taxpayers Association PO Box 10338 • Lahaina, HI 96761

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THE VOICE
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 West Maui Taxpayers Association
JANUARY 2022

***"Bringing the West Maui
 Community Together,
 Advocating for You"***
 A 501-C-4 Community Organization

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