

A. Ready and Resilient Systems policies and actions

1. *Climate resilience policies*

- Revise Policy No. 4, “Prioritize projects that provide multiple benefits from resilience actions” to incorporate a non-exclusive list of potential benefits.
- Revise Policy No. 7,
“Require ~~community buildings~~ all publicly owned or leased structures to be assessed to determine whether and when they can ~~that will~~ serve as emergency shelters ~~to be built~~ or whether and how they may be retrofitted to hurricane standards, to serve as relief centers, or as other structures necessary to relieve emergency conditions”
- Add a policy: Strengthen community resilience by increasing local self-reliance and resource (food, energy, and water) security
- Add a policy: Enhance partnerships with senior, regional and local governments, public agencies, community organizations, businesses and individuals for the efficient and effective coordination of climate resilience planning, policies and initiatives, including risk and vulnerability assessment of local climate impacts.¹
- Add a policy: Support an integrated watershed planning approach for the management of surface water, rainwater and groundwater resources that promotes healthy aquatic ecosystems, resilience to climate change and the maintenance of hydrological functions.
- Add the policy: Support the protection and traditional restoration of lo‘i kalo and loko i‘a (native Hawaiian fishponds) as climate resilient forms of land use;
- Add the policy: Require resource recovery planning as a primary component of infrastructure projects to maximize opportunities for liquid, material and energy recovery from the co-management of water, solid and liquid waste systems.
- Add the policy, “Participate in coordinated community and regional efforts to develop a more sustainable local and regional food system that increases community adaptability and resilience to climate change.”

2. *Climate resilience actions*

- Revise Action 5, “Prepare and implement an acquisition strategy for parks in West Maui, considering the potential for sea-level rise, erosion, flooding, and climate change. (DPR)”
- Add the action: Penalize or prohibit from interconnection any private wastewater or water systems whose operation causes or threatens to cause seawater intrusion into municipal wastewater or water systems.
- Add the action: Require any new development to take low impact development and wildfire-preventive approaches to site and building design.
- Add the action: Adopt a long-term life cycle asset management approach that addresses the challenges of climate change in the design, maintenance and renewal of especially wastewater and solid waste infrastructure and facilities.

- Add the action: Complete an integrated resource management strategy during the planning and development of public infrastructure to maximize opportunities for waste reduction, energy conservation or generation and reduction of the ecological impacts of the infrastructure (construction, operation, maintenance and decommissioning).
- Add the action: Do not provide servicing to new residential subdivisions, commercial or industrial uses that locate outside an urban or rural growth boundary, excluding families living and exercising their rights as native tenants and kuleana owners.
- Add the action: When implementing costly and long-term infrastructural or policy changes, conduct cost/benefit analysis to ensure social, economic and environmental benefits outweigh the costs.
- Add the action: Consider climate change, impacts and strategies to increase climate resilience in all long-term decision making, such as when undertaking long-range planning and reviewing land use development patterns, infrastructure standards and flood management policies.
- Add the action: Raise community awareness of climate-resilient actions that can be implemented by homeowners, such as water conservation, fire-prevention and on-site stormwater management.
- Add the action: Support efforts to restore traditional lo'i kalo and loko i'a throughout West Maui, including in/along Ukumehame, Olowalu, Kaua'ula, Kahoma, Honokōwai, Honolua, and Honokōhau streams and in nearshore areas.
- Add the action: Support and actively seek to recruit distributed, renewable energy development that can specifically serve West Maui.
- Add the action: Work with farmers, neighboring districts, government entities, and other stakeholders to increase the regional food supply by establishing policies, tools and initiatives to protect and expand farmland and implement strategies to support food system infrastructure such as meat, fruit and vegetable processing facilities.

B. Transportation

1. *Transportation policies*

- Adding a policy: Support the development of a regional emergency transportation system by partnering with regional and provincial agencies in the identification of an integrated network of road, water and air transport facilities defined as critical infrastructure to be upgraded and maintained to retain functionality following a damaging climate event, such as a hurricane, flood, fire or tsunami event.

2. *Transportation actions*

- Add the action: "Adopt low-impact development standards for the transportation network including stormwater management techniques such as requiring permeable surfaces to reduce runoff."

C. Resource stewardship

1. *Resource stewardship policies*

- Revise Policy No. 2 “Ensure new development projects provide continued access to kuleana lands protected under Hawai‘i Revised Statutes, Section 7-1” to provide, “Ensure ~~new development projects provide~~ restored and continued access to kuleana lands protected under Hawai‘i Revised Statutes, Section 7-1 and the Hawai‘i Constitution, amongst other laws”
- Revise Policy No. 9 “Preserve and protect the region’s cultural resources and traditional lifestyles, including but not limited to the agricultural pursuits, such as lo‘i cultivation, of Native Hawaiians in Honokōhau Valley, Honolua, Honokōwai Valley, Kahoma Valley, Kaua‘ula, Olowalu, and Ukumehame”
- Add the policy: Support the protection and restoration of native Hawaiian traditional practices in West Maui, including lo‘i kalo and loko i‘a (native Hawaiian fishponds) and other forms of traditional land stewardship;
- Add the policy: Require resource recovery planning as a primary component of infrastructure projects to maximize opportunities for liquid, material and energy recovery from the co-management of water, solid and liquid waste systems.
- Add the policy: Enhance natural resilience to climate change by reducing threats such as habitat fragmentation and destruction, eutrophication, pollution and the introduction of invasive species.
- Add the policy: Require full accounting for all public and private costs and benefits of resource management actions, including shoreline hardening and infrastructural development proposals.
- Add the policy: Integrate targets and policies for ecological values into other planning processes and policies including stormwater management planning, flood protection and wildfire management and prevention.
- Add the policy: Require full accounting for all public and private costs and benefits of resource management actions, including shoreline hardening and infrastructural development proposals.
- Add the policy: Promote energy efficiency in new capital projects, expansions and retrofits to civic buildings and infrastructure.

2. *Resource stewardship actions*

- Add the action: Support and assist in implementing interim instream flow standards for all West Maui streams.

D. Economic opportunity

1. *Economic opportunity policies*

- Revising Policy No. 1 as follows, “Support agriculture that provides jobs, supports subsistence lifestyles, improves soil health, is less water intensive than sugarcane, and provides food and products for local markets.”
- Revising Policy No. 2.a as follows,

Prohibit conversion of agricultural lands outside of the Maui Island Plan’s growth boundaries, and limit conversion of agricultural lands within the growth boundaries to urban and rural designations in West Maui unless it can be demonstrated that:

a. conversion is required to accommodate the population or employment projections for the region because further urban densification or repurposing of commercial/ industrial districts into multi-use residential areas is not feasible,

- Adding the policy: Require full accounting for all public and private costs and benefits of the promotion and support of economic development, including promotion of wellness industries, tourism, agriculture, commercial boating, and small businesses.
- Adding the policy: Recognize, support, and promote subsistence and non-commercial enterprises, including native Hawaiian agricultural practices, as contributors to West Maui’s economic self-sufficiency and economic future.

2. *Economic opportunity actions.*

- Adding an action: Convene a task force to assess the balance of costs and benefits of proposed development projects under review by the County Planning Department’s Long Range Planning Division - and to assemble their findings into a report to be produced every five years.

E. Safe, Healthy, Livable communities

1. *Livable communities policies.*

- Move Policy Nos. 4, 5, 6, 7, 8, 11, and 22 into the “Actions” section of the document.
- Revise Policy No. 17 as follows, “Support the development of homes, homesteads, subsistence agricultural lots, and homesteader-related infrastructure by the Department of Hawaiian Homelands as a priority in West Maui”
- Add a policy: “Coordinate and raise public awareness of risk management and vulnerability assessment tools and flood risk mapping to assist in private and public decision making;”
- Add a policy: Work with regional partners to enhance the capacity of regional food systems to be resilient to climate impacts, including water shortages, extreme weather events and fluctuations in global food and energy prices.

- Add a policy: All future land entitlements shall not be open ended approvals and the time in which the entitlement is developed/implemented or expires shall be consistently imposed on all approvals.

2. *Livable communities actions.*

- Add an action, “Advocate for the county to purchase residential, commercial and industrial lands and properties that are subject to regular flooding impacts in West Maui.”
- Add an action, “Assess and enhance ecosystem services provided by parks and open space and promote planning and design that enhances biodiversity, carbon sequestration and air and water quality.”
- Add an action, Prepare feasibility study and implement recommendations for repurposing/conversion of commercial/industrial buildings into multi-use residential areas.
- Add an action, Update Public Shoreline Access Inventory and increase funding for the Shoreline Management Fund to facilitate more public shoreline access acquisition and maintenance.
- Add an action, Require the Maui County Affordable Housing Fund be used to subsidize affordable units that help our most needy residents at 100% AMI and below only.
- Add an action, Require the County of Maui to explore and adopt new definitions of affordability that reflect the true housing needs of Maui residents.
- Add an action, Study and implement a rent stabilization program to ensure that rental housing remains affordable long term.
- Add an action, Require the County of Maui prioritize infrastructure improvements, land use and water use for projects utilizing truly affordable housing definitions adopted by the County of Maui or for those projects serving 100 % AMI and below only.
- Add an action, Encourage the development of more affordable senior care homes.
- Add an action, Encourage a requirement in the development of affordable and workforce for sale homes that implement a managed appreciation resale model. Rentals must remain affordable for longer than 30 years with mechanism at that point to offer right of first refusal to the County of Maui for purchase and includes an option for the County of Maui to then utilize the Affordable Housing Fund to invest in rehabilitation to maintain our much needed long term affordable rental inventory.
- Add an action, Identify existing barriers in laws, rules and processes that prohibit the construction of safe, sanitary, and affordable on-farm employee housing for farmworkers, including mobile units for temporary and seasonal farmworkers with special consideration given to modular housing as a solution.
- Add an action, Create a separate legal designation as it relates to zoning for homes without a permanent foundation.
- Add an action, Prepare a user’s guide for modular on-farm housing to include what the law allows and how to proceed with permits and construction.
- Strongly discourage the use of “in lieu” fees to satisfy the condition of development of affordable or workforce housing.
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