



‘ĀINA HAINA COMMUNITY ASSOCIATION NEWSLETTER

October 2015

PRESIDENT: Jeanne Ohta • VICE PRESIDENT: Anson Rego • TREASURER: Art Mori • MEMBERSHIP SECRETARY: Kathy Takemoto • BOARD MEMBERS AT LARGE: Wayson Chow, Devon James, Melia Lane-Kamahele

Please Attend: The ‘Āina Haina Community Association General Meeting

Date: Wednesday, October 21, 2015

Time: 7:00 p.m.

Place: ‘Āina Haina Elementary School Cafeteria

On the Agenda

- **Election of Officers and Directors**
Nominees: President-Jeanne Ohta; Vice President-Melia Lane-Kamahele; Membership Secretary-Kathy Takemoto; Treasurer-Art Mori; Directors-At-Large: Wayson Chow, Pat Moore, Marie Reilly
- **Bertha Leong Community Service Award**
Norma Carr and Gregg Kashiwa
- **Update on Upper Hao Street Development**
- **Board of Water Supply New 170' Reservoir on Alamuku Street**
- **‘Āina Haina Prepared: "Map Your Neighborhood"**
- **Update on Wailupe Stream Flood Mitigation Project: Representatives of the U.S. Army Corps of Engineers, City and State**

Light Refreshments will be served

President's Message, Jeanne Ohta

The AHCA Board of Directors' top priorities are resolving the Upper Hao Street Development, flood mitigation of Wailupe Stream, and opposing the commercialization of residential lots. In addition, we are committed to keeping our community safe from potential hazards and to protect the quality of life that make ‘Āina Haina such a desirable neighborhood.

When renewing membership, we encourage residents to provide AHCA with their **email address** so that we may have a quick and economical way to communicate about meetings and provide alerts about community concerns. In the recent past we

have organized meetings so that neighbors can meet with project developers; learn about the proposal, and express their concerns.

As we have in the past, we continue to commercial businesses on residentially-zoned properties. The board and neighbors on Punahale Street have spent countless hours working to stop an **illegal wedding business** on that street. We were first notified about the problem by exasperated neighbors in February 2014. Despite reports to the Department of Planning and Permitting (DPP), the weddings continued—and continue until today. Residents had tried for months to get the city to take

their complaints seriously and take some kind of action. After the city finally issued notices of violation and fined the property owner, the owners of the business contested the fines and notices of violation claiming that the business is allowed. The neighbors have complained about the noise and traffic (buses, vans, and delivery vehicles) that disrupt their daily lives. AHCA Directors Wayson Chow and Anson Rego have generously donated their time and legal expertise and are working to represent a neighbor at a contested case hearing scheduled for later this year before the Land Use Commission. It takes an enormous amount of time and effort to fight against commercial businesses in our community. There is so much money to be made and business owners can continue their operations until the case is resolved that neighbors are at an immense disadvantage and must be willing to spend many months and years to see any resolution. AHCA is determined to provide these neighbors with the support they need.

You may have seen my op-ed in the *Honolulu Star Advertiser* (9/2/15). The AHCA board has gone on record opposing **accessory dwelling units (ADU)** which were proposed by the City administration as a solution to the affordable housing problem. AHCA believes that the proposal is a major zoning change that was cloaked as a housing solution. The new ordinance eliminates all single family residential zoning districts. It is a zoning change that will potentially double the number of units in our community and over-burden the existing infrastructure, without guaranteeing that resulting rents will be "affordable." We believe that many of the units will become illegal transient vacation units (TVU) as TVU's can garner higher rents than long-term residential rentals.

Homeowners purchased property understanding that they would be moving into single-family residential lots. The proposal now makes all neighborhoods into multi-family residential zoning districts. This change has been proposed **without substantial research** on how neighborhoods will be affected, how many units will be built, and whether current infrastructure is able to accommodate additional dwellings and residents.

According to a letter written by George Atta, DPP Director (5/21/15), "we do not have any projected population figures related directly to ADUs, or the ability to forecast how many ADUs are likely to be built." Further, DPP has no idea how many lots are even eligible for ADU's.

Increased density leads to an increasingly crowded neighborhood. There will be less green open space, more cars parked on already crowded streets (the proposal only requires one off-street space), more people, more traffic and more noise. All of these factors lead to a decrease in the quality of life.

Older neighborhoods, like 'Āina Haina, with already **aging and inadequate infrastructure** are more likely to be adversely affected. Newer neighborhoods and planned communities have property covenants or restrictions so ADU's will not be allowed; their open space and planned density will not be affected. The city will issue permits regardless of the existence of covenants because covenants are not part of the permit application. Neighbors and the community will be responsible for enforcing any covenants.

A better solution to the housing shortage would be to put units being illegally rented to tourists back into residential use by immediately enforcing current zoning laws. Because the city is unable to enforce the laws on TUV's, we believe that it will be unable to enforce the requirements of the ADU's. According to some estimates, there are approximately 9,000 illegal rental units on Oahu. A *Civil Beat* report conducted in 2010 found that 749 investigations were launched that year in response to complaints, but only 24 violations were found. Only 18 property owners were reprimanded and only 2 of the violators were fined with fines totaling just \$4,433. This is the same kind of scenario that residents experience when complaining about illegal weddings. It takes many visits from inspectors before any action is taken and the resulting fines do not serve as a deterrent. They are in fact, just another cost of doing business. The City administration must make enforcing current zoning laws a priority.

Map Your Neighborhood

Danny Tengan, Coordinator, 'Āina Haina Prepared

Neighborhood Disaster Readiness begins before a disaster happens. In a disaster, your neighbors are your closest source of help. Before a disaster happens, we need to find out the skills and equipment each neighbor has that are useful after a disaster strikes. The creation of a neighborhood map showing locations of gas meters and the elderly, disabled or neighbors prone to injury must be done now, before a disaster occurs. Every person has talents, skills, and gifts important to a community. The development "OF" the community is built upon the talents and resources of its members. Map Your Neighborhood seeks to build linkages among local people in the community, institutions and

organizations so that they can assist each other in the event of the next disaster.

AHCA in conjunction with 'Āina Haina Prepared, your neighborhood emergency planning and response team, has been organized to prepare the community for the next disaster and to respond to community needs following a disaster. The aim is to empower the community by an internal assessment of capacity and by effective management of available resources. This plan is geared towards community members assisting fellow community members until such time as local or state resources are allocated and dispatched to the community.

We need your support to ensure that all neighbors that need help get the assistance they need.

Please attend the General Meeting on October 21, 2015 so that you can help MAP OUR NEIGHBORHOOD.

For more information click on 'Āina Haina Prepared link on the AHCA homepage at www.ainahaina.org.

Contact 'Āina Haina Prepared by email: ainahainaprepared@gmail.com.

Bertha Leong Community Service by Anson Rego

The Bertha Leong Community Service Award was first awarded in 2008 to honor the work of long-time 'Āina Haina resident and former State Representative Bertha Leong, who served the community for nearly half a century. The award represents an unselfish commitment to help our Wailupe community.

Dr. Norma Carr was chosen to receive the award because of her environmental concerns and her long-standing community service. She served on the Neighborhood Board and the AHCA Board. She was instrumental in opposing environmental challenges to East Oahu.

Her list of achievements and volunteer work is extensive and may not be well known to many residents of 'Āina Haina. She was active with: the League of Women Voters, the Hawai'i Chapter of the American Association of Teachers of Spanish and Portuguese, Common Cause, Americans for Democratic Action, National Puerto Rican Council for Civil Rights, and the Hawai'i Association of Language Teachers. Norma is a local historian and authored the history of Puerto Rican immigration to Hawai'i.

Norma helped our community, bringing people together, and giving back to us, constantly encouraged and reminded all of us—strongly at

times, of our civic responsibilities to our community and where we live. Norma made a difference and benefited us by volunteering for and on behalf of 'Āina Haina, the people she cared about.

Gregg Kashiwa has been a planner/developer for almost 35 years and used his expertise to help our community in opposing development that was not compatible with our community and in protecting our environment. A life-long 'Āina Haina resident Gregg served as a volunteer on the AHCA board for nearly 20 years assisting us with his wisdom and insight from the mountains, to the valley, to the Wailupe waterway and to the ocean. For example, he fought a wedding business on the coastline in a residential community, single-handedly to keep our residential properties residential and not commercial. Because he has lived in Wailupe since childhood, he remembers its history and has been generous in providing his recollections. He has provided important information for cultural impact statements and to tsunami researchers about the 1946 tsunami which he witnessed and that severely damaged the Wailupe coastline. Gregg Kashiwa was chosen to receive the award because he has been a fearless, persistent and strident advocate; and a historian for the community.



Āina Haina Community Association
c/o Āina Haina Library
5246 Kalanianaʻole Highway
Honolulu, HI 96821

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See you at our meeting on October 21, 2015

ĀINA HAINA COMMUNITY ASSOCIATION

MEMBERSHIP DUES & ENROLLMENT FORM

(Dues are \$10 per adult—July 1, 2015 to June 30, 2016*)

TYPE OF ENROLLMENT

___ NEW ___ RENEWAL

TYPE OF MEMBERSHIP

___ RESIDENT ___ BUSINESS

Amount Paid:

\$ _____

Name of Business: _____

Name of Member(s): _____

Street Address: _____

CONTACT INFORMATION

Email Address _____ Landline # _____ Cell # _____

ANY SUGGESTIONS? _____

Please send your application with your dues to:

AHCA Membership, c/o Āina Haina Library, 5246 Kalanianaʻole Highway, Honolulu, HI 96821

OR

Bring your application to the meeting on October 21, 2015

*\$10 per adult/year would help to improve communication, cover research expenses and a lot of valuable things. For the price of the membership, you get to vote. If you and your family cannot afford \$10 for each adult in your household, we appreciate any contribution you can make, but please understand that only the registered member will be eligible to vote at AHCA meetings. Mahalo for your understanding.