

DRIP Committee

From: Michele Lincoln <lincolnmichele@yahoo.com>
Sent: Monday, March 9, 2026 1:19 PM
To: DRIP Committee
Subject: Testimony Bill 47

You don't often get email from lincolnmichele@yahoo.com. [Learn why this is important](#)

Aloha,

Thank you for addressing this important issue for public safety and helping Lahaina rebuild properly. I submitted testimony to the e-comments agenda item. I wanted to make sure that what I wrote gets read and if you have questions to please let me know.

I would like to see Bill 47 require at least one-to-one ratio of bedrooms to parking spaces for the main dwelling and ADUs. Make the law easy to understand and enforce. Any room large enough to be a bedroom even if described as a library, den, etc. be considered a "bedroom" for parking requirement regulations. Even the 1-1 ratio doesn't take into consideration couples sharing bedrooms and the extra vehicles that represents. This is however much better than the current regulations. It will go a long way to make our roadways accessible for emergency vehicles and evacuations.

Thank you for passing Bill 47 in a timely manner as Lahaina rebuilds.

Mahalo,

Michele Lincoln
452 Aki Street (building in progress Kuhua Camp survivor)
(808) 385-3157

DRIP Committee

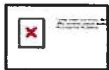
From: Perry Arrasmith <perry@hawaiiisfuture.org>
Sent: Tuesday, March 10, 2026 9:45 AM
To: DRIP Committee
Cc: Lee Wang
Subject: Testimony on Bill 47
Attachments: HHF Letter Bill 47 03112026.pdf

You don't often get email from perry@hawaiiisfuture.org. [Learn why this is important](#)
Good morning,

On behalf of Housing Hawai'i's Future, attached is testimony on Bill 47.

Confirmation of receipt would be appreciated.

Aloha,
Perry



Perry Arrasmith
Director of Policy | Housing Hawai'i's Future

E perry@hawaiiisfuture.org
T +1 808 754 0364

HAWAIIISFUTURE.ORG

March 11, 2026

TO: Chair Paltin and members of the Disaster Recovery, International Affairs, and Planning Committee
RE: Bill 47 (2026), Amending the Comprehensive Zoning Ordinance on Off-Street Parking Requirements for Housing (DRIP-23).

Dear Chair Paltin and Committee Members,

We humbly request that the Maui County Council factor the projected cost of parking minimums on future residential housing construction. **For this reason, we must respectfully oppose Bill 47.**

Parking minimums are a major, avoidable cost that raises rents and home prices.

Decades of modern analysis show that off-street parking mandates add very large amounts to the per-unit cost of new housing, conservatively in the tens of thousands of dollars per stall (the cost of an average stall in Honolulu is **\$68,000**), and local analyses often estimate **\$70k–\$100k** per unit when parking is overbuilt.¹

The result is higher construction costs for residential housing projects. If our goal is to increase housing opportunities for Maui County residents in existing towns and communities, we must factor the cost of construction in these communities, too.

We should build parking to meet demand. Removing arbitrary minimums lets builders meet real demand rather than paying to store vehicles people may not own or use.

Thank you,



Lee Wang
Executive Director
Housing Hawai'i's Future
lee@hawaiisfuture.org



Perry Arrasmith
Director of Policy
Housing Hawai'i's Future
perry@hawaiisfuture.org

¹ For figures, see <https://tinyurl.com/mswb7hwr>

DRIP Committee

From: Micah-Seth Munekata <mmunekata@ulupono.com>
Sent: Tuesday, March 10, 2026 11:44 AM
To: DRIP Committee
Subject: Bill 47 (2026) Testimony - Ulupono Initiative
Attachments: Bill 47 (2026)_Off-street Parking for Housing_DRIP Committee_03-11-26.pdf

You don't often get email from mmunekata@ulupono.com. [Learn why this is important](#)
Aloha -

Please see attached Ulupono Initiative testimony providing comments on Bill 47 (2026), relating to off-street parking requirements for housing.

Mahalo,

Micah Munekata
Vice President of Government Affairs

Ulupono Initiative
Direct: 808.544.8967
999 Bishop St., Suite 1202 | Honolulu, HI 96813
Connect with us: [Website](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

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Email: communications@ulupono.com

COUNCIL OF THE COUNTY OF MAUI DISASTER, RESILIENCE, INTERNATIONAL AFFAIRS,
AND PLANNING COMMITTEE

Wednesday, March 11, 2026 — 1:30 P.M.

Ulupono Initiative offers comments on Bill 47 (2026), Amending the Comprehensive Zoning Ordinance on Off-Street Parking Requirements.

Dear Chair Paltin and Members of the Committee:

My name is Micah Munekata, and I am the Vice President of Government Affairs at Ulupono Initiative. We are a Hawai'i-focused impact investment firm that strives to improve the quality of life throughout the islands by helping our communities become more resilient and self-sufficient through locally produced food, renewable energy and clean transportation choices, and better management of freshwater resources.

Ulupono offers comments on **Bill 47 (2026)**, which uses the number of bedrooms rather than square footage to determine the minimum number of off-street parking spaces for dwelling units used for housing.

Ulupono generally supports policies that eliminate minimum parking mandates altogether, as they increase housing costs and reduce land available for homes and community uses. Our comments are offered in that context.

Land Use

By having parking mandates for development, we are prioritizing parking over many of our most critical issues — housing, food, and jobs. Land used for these parking mandates accumulates project by project across our communities, and Hawai'i has plenty of parking. In Maui County alone, there are more than 725,000 parking spaces, about 9 square miles of parking — roughly the size of Kīhei.¹ In some cases, the parking required for a studio unit can take up nearly as much space as the unit itself. In a state with finite land resources, we must ask whether the best use of that land is for parking — an important consideration.

¹ <https://ulupono.com/project-list/the-cost-of-the-vehicle-economy-in-hawai-i-2025/>

Costs

The high cost of building parking makes housing more expensive for all residents — including those who rent, those who own, and even those without cars who still pay for parking they'll never use. Ulupono's "[The Costs of Parking in Hawai'i](#)" report, published in 2020, documents the costs of building parking. In Maui, construction costs range from \$3,600 per space in a surface lot to \$59,900 per space in a free-standing parking garage. These construction and ongoing carrying costs are passed on to Hawai'i residents, businesses, and visitors through higher rents and housing prices, regardless of their use. That's between \$226 and \$511 per unit added to the cost of monthly rent, or an additional \$100,000 per 2-bedroom house or condo purchase in Honolulu.² It's worth noting that these numbers are likely much higher now given the past few years of inflation.

In addition, eliminating costly parking mandates can increase the ability and space for homebuilding. [Sightline Institute](#), a leader in understanding the expensive impact parking can have on our communities, summarized how communities can boost homebuilding by 40-70 percent by eliminating parking mandates. Their analysis draws on examples from studies in Colorado, individual developments in Beaverton, Oregon, and post-reforms in Buffalo, New York, as well as Seattle, Washington.

More than 110 jurisdictions have eliminated these parking mandates and help improve the land and resources available for housing, schools, parks, and community spaces.

Thank you for the opportunity to testify.

Respectfully,

Micah Munekata
Vice President of Government Affairs

² <https://ulupono.com/news-listing/report-reveals-the-hidden-costs-of-parking-in-hawaii/>

DRIP Committee

From: Mariah Yoshizu <myoshizu@ulupono.com>
Sent: Tuesday, March 10, 2026 1:12 PM
To: DRIP Committee
Cc: Micah-Seth Munekata
Subject: Re: Automatic reply: Bill 47 (2026) Testimony - Ulupono Initiative
Attachments: Bill 47 (2026)_Off-street Parking for Housing_DRIP Committee_03-11-26.pdf

You don't often get email from myoshizu@ulupono.com. [Learn why this is important](#)
Aloha,

I am writing to submit testimony for Bill 47 (2026) on the 03/11/2026, 1:30pm DRIP Committee Meeting on behalf of Ulupono Initiative. The eComment portal is not working and is giving a "504 Gateway Time-Out" when I try to log-in so I wanted to see if I could submit it through email.
If possible, I have attached our testimony providing comments below.

Appreciate your assistance!

Mahalo,
Mariah

Mariah Yoshizu (she/her)
Government Affairs Associate

Ulupono Initiative
Direct: 808.544.8963
999 Bishop St., Suite 1202 | Honolulu, HI 96813
Connect with us: [Website](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

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On Mar 10, 2026, at 12:39 PM, Micah-Seth Munekata <mmunekata@ulupono.com> wrote:

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Sent from [Canary](#)

Begin forwarded message:

From: DRIP Committee <DRIP.Committee@mauicounty.us>
Date: Tuesday, Mar 10, 2026 at 11:47 AM

To: Micah-Seth MuneKata <mmunekata@ulupono.com>

Subject: Automatic reply: Bill 47 (2026) Testimony - Ulupono Initiative

****Submittal of testimony for the 03/11/2026, 1:30 p.m. DRIP meeting****

If you are submitting testimony for the **03/11/2026, 1:30 p.m.** Disaster Recovery, International Affairs, and Planning Committee (DRIP) meeting, please do not submit written testimony here.

Instead please submit testimony at <https://mauicounty.legistar.com/Calendar.aspx>, go to the **03/11/2026, 1:30 p.m.** meeting, and click on the link entitled **eComment** (which will open another page), then click on a specific committee item number, scroll down until you see the eComment box. When you're done, click on box entitled **Submit Comment**.

For general instructions on how to use eComment, please click on <http://mauicounty.us/ecomment/>.

If you have any questions, please contact DRIP Committee staff at this e-mail.

Mahalo,

DRIP Committee Staff



Email: communications@ulupono.com

COUNCIL OF THE COUNTY OF MAUI DISASTER, RESILIENCE, INTERNATIONAL AFFAIRS,
AND PLANNING COMMITTEE

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Vice President of Government Affairs

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