

AH Committee

From: thomas landrigan <toroland12@icloud.com>
Sent: Tuesday, September 03, 2019 10:48 AM
To: AH Committee
Subject: Affordable Housing Projects (Chapter 201H, Hawaii Revised Statutes) (Independent Development of the Makila Farms Project (Lahaina)) Agenda Item AH-1 (3)

Dear Honorable Chair and Members of the Affordable Housing Committee,

I am opposed to the latest attempt to overdevelop land at Launiupoko.

I am in favor of affordable housing in Maui County.

You have previously listened and evaluated the proposals for POLANUI GARDENS and MAKILA RURAL EAST housing projects and have rejected them. Using the previous testimony is applicable to this related project as it is another attempt to contradict the environmental scientists and marine biologists who have stated this is not the appropriate place to cluster homes.

Makila Farms is simply a reduction of a great number of homes which were attempted as Makila Kai. Increasing, by any number, the amount of houses over and above what is currently allowed will be detrimental to this community and the greater West Side of Maui.

The property was purchased as three parcels which would sustain six homes. Question the intent of the purchase. Further development is NOT ALLOWED UNDER CURRENT ZONING LAWS. Who are we the people trying to accommodate? Affordable housing for citizens OR BIG DEVELOPERS who stand to make large financial gains? And at what cost to the environment?

Your heart says that it wants to give the opportunity of affordable housing. It is being presented to you...with conditions. You are being asked to allow the developers to make a sinful amount of profit; a trade-off which is just not worth compromising our collective beliefs.

I keep an open mind to new ideas and believe that what has been proposed and presented is not new. These plans are reincarnations of the previous FAILED developments of Makila Rural, Polanui Gardens, Makila Rural East and Makila Kai. Go back over the testimony previously presented to you (the current Committee) and the last elected Committee. BOTH CAME TO THE CONCLUSION THAT IT IS NOT WISE TO PROCEED WITH THESE PROJECTS.

Please vote AGAINST Makila Farms WITHOUT modifications. Modifications are an affirmation that the facts presented and the science should be overridden by the desire to have some affordable housing on these lands.

Citizens believe in affordable housing which fits with existing infrastructure and services. The list against developing these Makila Lands is long. Safety is the greatest factor. The horrific fires and emotional testimony is enough to project a dire scenario in which hundreds of people are trapped mauka due to congestion and mayhem below.

Fast Track is being abused. The volumes of paperwork dropped on the County with a 45 day deadline to act is unreasonable. It is reminiscent of the worldwide tourist scam of Three Card Monty or a shell game or for that matter any con game you have experienced where a decision has to be made immediately and odds are slanted against you.

There is time to consider affordable housing. Reject this development now and seek other developers willing to partner with the County. Look for sincere business people who care so much that they do not demand a cash windfall for appearing to be altruistic.

"Only The Unprepared Are Overcome By Pressure" said the famous Coach Lou Holtz.

Rushing anything and forcing an outcome never works out well.

In the most recent hearings at the County Chamber, citizens like me, who were NOT being paid by the developer to attend these hearings, could see right through the motives. We elected this slate of representatives because we believed in you.

Rejecting these developments shows respect for the Native Hawaiians who so eloquently related their genuine and historical concerns.

On February 6, 2019, none of this was mentioned when I attended a Workshop, hosted by the Maui County Planning Department concerning The Maui Island Plan & The West Maui Community Plan. It was one of many public workshops which the Planning Department conducted in geographic areas around the County. This one focused on Launiupoko, Olowalu and Ukumehame.

Each session recorded the public's preference and evaluation of issues and specific locations to implement growth and development. Maps the size of a table were provided to be written upon. There was a scribe for each of about six working groups who gathered notes for a spokesperson to present findings to the greater gathering. Ke'eaumoku Kapu spoke on behalf of our group. Although developers and realtors were dispersed among us there was not one word of the the two recently defeated developments and the one being presented now.

Does anyone think these voluminous development plans just happened AFTER the county asked people for input to The West Maui Community Plan ?

Since the West Maui Community Plan is being updated, the scientific facts gathered at the hearings for POLANUI GARDENS and MAKILA RURAL EAST housing projects MUST be included and considered in all future planning for roads, wastewater treatment and housing. Previous testimony, which is the reason for the failure of previous attempts to run development by the County in fast track fashion, should also be revisited.

Don't be fooled by the developers. Please DO NOT MODIFY their proposals.

This area has been rejected ALREADY by the County for good reasons. It was perceived to be a sneaky way to be allowed to sell many clustered expensive homes in a place not zoned for that type of development.

Affordable Housing does not have to come with conditions. It can be a 100% project in an area where services currently exist. Locations have been offered, some have already been approved and ALL should be explored.

On behalf of the voters who really care about SAFETY, ENVIRONMENTAL IMPACT, SCHOOLS, HEALTH, WATER ISSUES & WATER RIGHTS, TRANSPORTATION, CULTURAL RIGHTS and all the numerous reasons presented, please cast your vote against this proposal for affordable housing in Makila and work on Affordable Housing with citizens like me who care about the future.

Thanks for reading my comments,
Tom Landrigan