

## **AH Committee**

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**From:** Julia Alos <juliacarrollalos@gmail.com>  
**Sent:** Tuesday, September 10, 2019 7:13 AM  
**To:** AH Committee  
**Subject:** Affordable Housing Project (Chapter 201H, Hawaii Revised Statutes) (Independent Development of Makila Farms; Lahaina) AH-1(3) Sub(3)  
**Attachments:** Makila Farms testimony - Julia Alos 9.10.2019.docx

**Aloha Chair Kama and County Council:**

**Please find my letter of strong support of Makila Farms attached for the record. This development for Work Force Housing is RELIEF for so many residents, must be addressed and passed. It is a crisis and Makila Farms is a small, honorable step towards keeping it Hawaii and to perpetuate the culture of its people, before residents have to leave the island because they're "priced out of paradise" and will never be able to live and own in Hawaii!**

**Respectfully,  
Julia Alos**

September 10, 2019

Aloha & Good Morning Chair Kama and Maui County Council members.

My name is Julia Alos and I wholeheartedly support Makila Farms Workforce Housing development. The developers' bold vision of the community concept, design and offerings have been carefully deliberated after community and council concerns arose from the Makila Kai development. Makila Farms has obviated these issues and is hopeful this new housing opportunity could ultimately become a reality for qualifying residents in the 50-100% of Maui's AMI/Annual Median Income range. Makila Farms could be a genuinely unprecedented coup for Maui's West side workers.

Enhancements include addressing and further mitigating the risk of fire with defensible spaces, irrigating Ag areas around the neighborhood. Five demonstrable egresses for evacuating ease for residents. Installing more hydrants than required by County Code, abating brown water run-off into the sea with its planned retention basins, ensuring sufficient potable and non-potable water resources; while negating use of stream waters. Use of ATU Aerobic Treatment Units that treat wastewater naturally with oxygen unlike cesspool and septic systems and protects valuable water resources, to name some key topics.

Makila Farms has built guard rails to protect and maintain, in perpetuity, affordability for the growing segment of residents currently left out of the equation of the American Dream - to own a house they can call their home, on a 2 acre minimum parcel, for 30 years.

The quality of life for prospective Makila Farms residents' would restore a sense of financial security for some families and is small step towards stemming this hopelessness so many have today. Perhaps this development, if approved, will spur a calling for more developers to embark on this endeavor to retain our workforce residents and their future here on Maui and around the state.

The County has a responsibility to ante up the inventory levels by making affordable home ownership an attainable right and goal for many, not a privilege for just a few.

This neighborhood will naturally lend of itself an opportunity to farm; together with your family and neighbors; to promote interest in sustainability and self-sufficiency as a welcome and healthy, alternative lifestyle as another plus. I see "co-op farming, crop swapping and tip sharing" a good way to get to know your neighbors and learn together how to make good use of your land. Maybe this will "grow" future farmers" for Maui, and this is a good thing.

The lack of affordable home owning options has been a crisis here for decades. Supply has patently failed the residents of Maui, statewide and our country at large. Makila Farms is clearly a solution.

The constraints of this issue represent a lack congruency with the Maui County General Plan as stated "When adequate or appropriate housing is unattainable to a large portion of the population, it negatively impacts the entire community and decreases overall quality of life". Sadly, many residents fall in this category.

Status quo is clearly untenable and unacceptable, it overshadows a decent quality of life for too many residents just working to just survive with their largest expense being a roof over their head, benefitting their landlord only. Contrary, Makila Farms would reduce commute/travel time, replace it with newfound quality time with their families, afford families an opportunity to enjoy prideful ownership of a place to call home.

The county and state needs relief, such as this and we cannot rely on major developers to build huge projects, they take too long to complete, rattle residents and are not addressing the urgency of needing units NOW, not a decade from now.

It's doubtful anything close to Makila Farms offering's will be heard by this County Council, or even future sitting members of council again. It is the hope of hundreds of residents to make Makila Farms the winningest victory for the deserving, hardworking West Maui Residents if the council agrees and passes this.

This is a step in the right direction. An incremental approach is much better than being complacent by inaction. Please vote in favor of approving Makila Farms.

Mahalo for your time for me to submit my testimony.

Respectfully,

Julia Alos