

2/14/18 Budget and Finance Committee

Good morning- my name is Scott Shapiro- I'm here on behalf of myself as an advocate for affordable housing. Trying to give back to my community.

I'm here today to testify on EDB 173- This bill stipulates that \$70,000 is to be spent per parcel for a feasibility study for affordable rental housing for very low income wage earners according to CC 18-347, which is part of your packet. Very low income wage earners are defined in that packet as a portion of the homeless population who are functional, who are employed, and who do not need extensive social services. I am not sure how many people truly fit into that category.

you amend this

I would urge that if you're going to spend this money, that it wouldn't be tied to one particular level of affordability, like "very low income wage earners" or just "rental" housing. It should be a feasibility study for any type of affordable housing. The bill should also say "up to \$70,000". The people doing the study may find once they do a survey, and have an initial look, a parcel may be inadequate for housing, and why spend all the money?

I'm also wondering why just these parcels are being considered ? Does it make sense to choose only a couple county owned parcels without looking at all suitable county owned parcels? There are two other county owned parcels, that I will talk about in a second, that I feel are much better suited for a feasibility study.

The one parcel in Honokawai, is 4 acres, its very narrow and oddly shaped. I personally think it's not suitable for any meaningful development, but beyond that I don't have any comments, except that again spending "up to \$70,000" here might be beneficial.

The other parcel is on Kilohana Drive next to the fire station. It's a total of 5.75 acres. The fire station takes up about half of the land, the rest is a gulch, a drainage ditch, power lines, so maybe 2 to 2.5 acres of usable land. How much housing can we get on two acres? How can we get a bigger bang for our buck?

Across the street is a parcel also owned by the county- its almost 13 acres. This is one I was talking about just a minute ago. TMK (2) 2-1-008: 097. It's the land with the small dog park, and soccer field. Let's incorporate this parcel into the study. Let's think about moving the soccer field and dog park, next to the fire station, and developing affordable housing on almost 13 acres of this county owned land. If we are going to spend the money on a study, lets try to make a dent in affordable housing. There is also County owned land next to the police department. 150 acres. How much affordable housing do you think we could get there? Let's maybe do a study on that piece? TMK 2-2-002:070

amend the bill

Lastly I'd like you, as overall council members to think about this. One other parcel is located directly adjacent to the fire station, its 13.25 acres. It could fit 60 houses. Two others parcels each 23 acres, both next to the dog park land on kilohana. Two of these are already entitled with permits per the planning department website for single family housing -All three parcels are owned by A&B.

lets think outside of the box

Why not ask A&B to donate one of these parcels as a project for affordable housing? To help house some of the workers that they have created all of these years. To give back to their community? They used to provide housing for their employees, why not now for the workers they create by building shopping centers? They sold their acreage for less than \$6500 an acre to Mahi Pono. At that same \$6500/acre, this would be less than \$150,000 for 23 acres. I know that's talk for another day, but I wanted you to consider it today as you look at spending money on feasibility studies. Thank you.

and the long term aff housing issue we have here on Maui