

AH Committee

From: Amber Coutsos <officemgr@mauichamber.com>
Sent: Wednesday, September 09, 2020 10:12 AM
To: AH Committee
Subject: Testimony on CC 17-434 - Affordability in Perpetuity
Attachments: CC 17-434 Affordable in Perpetuity.pdf

Importance: High

Aloha,

Please see attached testimony from Maui Chamber President, Pamela Tumpap for today's meeting on CC 17-434 regarding workforce housing affordability in perpetuity.

Mahalo,



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MAUI

CHAMBER OF COMMERCE
VOICE OF BUSINESS

**Testimony on CC 17-434
Relating to the Residential Workforce Housing Policy
Wednesday, September 9, 2020**

Dear Chair Kama, Vice-Chair Molina and
Members of the Affordable Housing Committee,

The Maui Chamber of Commerce opposes County Communication 17-434 to make residential workforce housing affordable in perpetuity through deed restrictions at this time. Affordable housing and rentals is one of our top priorities and we strongly support getting more units built. However, units being sold out of affordability is not the main reason why Maui County is in crisis. Regulatory burdens within the code, infrastructure costs and challenges and members of the Council denying or holding up projects are much bigger issues.

While we appreciate the formula for resale included in the proposed bill that accounts for inflation and capital improvements to the property, it stops at 14 years and 50%. This means that a homeowner who owns the house more than 14 years is only getting the 14 year appreciation at 50%. Affordable in perpetuity puts our residents at a disadvantage in their ability to gain wealth.

We feel always, but especially during this COVID-19 pandemic, that the focus should not be on adjusting legislation, but swiftly moving affordable housing and rental projects forward to increase inventory and create needed jobs during this time. Further, the discussion about affordability in perpetuity has many nuances to it and we would hope to see educational presentations made in Council, discussing both the pros and cons of the proposal, before it moves out of committee. We urge the Council to focus on priority issues and start getting affordable housing and rental units built.

Mahalo for the opportunity to provide testimony.

Sincerely,

Pamela Tumpap
President

To advance and promote a healthy economic environment for business, advocating for a responsive government and quality education, while preserving Maui's unique community characteristics.