

LU Committee

From: Paul Cassidy <rcassiday@me.com>
Sent: Friday, October 26, 2018 4:52 PM
To: Robert Carroll
Cc: LU Committee
Subject: Wailuku Apartment Rental Housing Project located in Wailuku Support
Attachments: Support Letter Maui Rental Housing.pdf

Thanks for the consideration

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Land Use Committee
Council Member Bob Carroll
County of Maui
200 S. High Street
Wailuku, Maui, Hawaii 96793

Dear Council Member Carroll and Land Use Committee

As the author of the 2014 Affordable Rental Housing Study on Maui*, I write in support of the Wailuku Apartment Rental Housing Project located in Wailuku at TMK (3-5-001:064). Maui County has a shortage of affordable rental housing and I wish to offer my support to the proposed project.

* <https://dbedt.hawaii.gov/hhfdc/files/2015/02/RENTAL-HOUSING-STUDY-2014-UPDATE-COUNTY-OF-MAUI.pdf>

Everyone should have access to safe, quality, affordable housing and the ability to maintain that housing. Housing constitutes one of the most basic and powerful social determinants of health. The World Health Organization states that, "The social determinants of health are the circumstances in which people are born, grow up, live, work and age, and the systems put in place to deal with illness. These circumstances are in turn shaped by a wider set of forces: economics, social policies, and politics."

Rental projects that are not eligible for federal tax credits/grants can serve a much broader market with incomes ranging from 20% to 140% AMI. Across the nation, workforce housing is meant to house essential workers. The definition of an essential worker is a person who is typically a public-sector employee who is considered to provide essential services to the community in education, life and safety, and health. In the United States, typically these essential workers fall within 61%AMI to 120%AMI. In high-cost areas, such as Hawaii, New York, and San Francisco, this income range can go up to 140%AMI. Most of Hawaii's essential workforce do not reach 140%AMI levels.

I ask that you support this project because our housing crisis demands that the community work together to solve this issue. As we work to support those less fortunate in our community, we know that a stable home for our local people is the bedrock of stability that connects to all

other aspects of their lives. It is essential that we support projects like this that do not require state, county or federal funding because funds are limited in Hawaii and there is just not enough to go around. Putting more units in the market is key to making housing affordable and if we treat housing as if it were as critical as our other infrastructure – we would see this project get built.

Sincerely,

Paul Cassidy