

LU Committee

From: Linda Schatz <lindaschatz@schatzcollaborative.com>
Sent: Tuesday, October 16, 2018 2:41 PM
To: LU Committee
Subject: Testimony to submit for LU-2(5)
Attachments: Coty L. affordable housing letter-Wailuku Apartment.pdf; Wailuku Letter of Support from Aris Banaag.pdf; Support Letter-Wailuku Apartment(Wayne Shimabukuro).pdf; Support Letter-Wailuku Apartment.pdf; Wailuku Heights Extension Comm Assoc.pdf; 18_0716_EAH Support Letter from Kevin Carney.pdf; 18_0718_Other Support Letters.pdf; Apartment Letter(Todd Mooney).pdf; Scott_Email_20180720_124025.pdf

.....
Linda Schatz
Principal
Schatz Collaborative LLC

Mobile 808.428.8717
lindaschatz@schatzcollaborative.com

October 9, 2018

Coty Luke
80 Kunihi Ln. Apt 412
Kahului, HI 96732

Linda Schatz
Representative
Legacy Wailuku LLC
1111 Third Avenue, #2850
Seattle, WA 98101

Aloha e Ms. Schatz:

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, for the reasons outlined below.

My family and friends take on two to three jobs and work hard to raise their children in Hawaii. Unfortunately, the high cost of living and lack of housing units make it difficult them to find quality housing to live in. The project is located in an ideal location in Wailuku town near services, schools, parks, and in a safe community where our friends and family would like to raise their children. We have not had a rental project of this size and scale come to Maui County in decades.

Young families do not yet have a means to buy a single-family home. They still need a place to live and a safe, quality rental is highly desirable near schools that are within walking distance. Maui County lacks quality rentals. Many new rentals have been converted to vacation rentals. This project is committed to long-term rentals for local families and will serve a need for young families that need to find a safe, secure, and rental community with amenities

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. Mahalo nui for your consideration.

Warmest Aloha,

A handwritten signature in black ink, appearing to read 'Coty Luke', written in a cursive style.

Coty Luke

October 9, 2018

Aris A. Banaag
P.O. Box 2844
Wailuku, HI 96793

Linda Schatz
Representative
Legacy Wailuku LLC
1111 Third Avenue, #2850
Seattle, WA 98101

Aloha e Ms. Schatz:

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, for the reasons outlined below.

My family and friends take on two to three jobs and work hard to raise their children in Hawaii. Unfortunately, the high cost of living and lack of housing units make it difficult them to find quality housing to live in. The project is located in an ideal location in Wailuku town near services, schools, parks, and in a safe community where our friends and family would like to raise their children. We have not had a rental project of this size and scale come to Maui County in decades.

Young families do not yet have a means to buy a single-family home. They still need a place to live and a safe, quality rental is highly desirable near schools that are within walking distance. Maui County lacks quality rentals. Many new rentals have been converted to vacation rentals. This project is committed to long-term rentals for local families and will serve a need for young families that need to find a safe, secure, and rental community with amenities

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. Mahalo nui for your consideration.

Warmest Aloha,

A handwritten signature in black ink, appearing to read 'Aris B. Banaag', written in a cursive style.

Aris B. Banaag

Warren Shimabukuro
378 Nanea Street
Wailuku, HI 96793

July 19, 2018

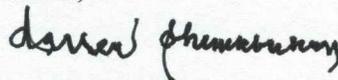
Ms. Linda Schatz
Legacy Wailuku, LLC
1111 Third Avenue, #2850
Seattle, WA 98101

Dear Ms. Schatz:

I am a lifelong resident of Wailuku and retired. I strongly support the proposed Wailuku Apartment Rental Housing Project located at TMK (2) 3-5-001:064 in Wailuku. I have heard many sad stories from friends that their children and grandchildren have experienced difficulty in finding an affordable rental housing here on Maui, and as a result, many families have to move to the mainland. We do need to build more housing such as the Wailuku Apartment project being proposed to prevent our keikis from leaving the island. We all know that we have a severe shortage of rental units right now here on Maui. This is the main reason that I support this proposed Wailuku Apartment Rental Housing Project and I believe that it will help to meet the current demand for housing especially here in central Maui. It's time that we begin to address this critical need, and I am so pleased and happy that you are developing this affordable rental housing project for our local families. Having served as former construction project inspector for the State and private companies, your proposed project is well-planned and will fit well with its neighbors and centrally located and in close proximity to many government services.

Thank you and I hope that this will be constructed as soon as possible so that our residents will have place where they can walk to the grocery stores, school, coffee shops and public parks.

Aloha,



Warren Shimabukuro

WAILUKU HEIGHTS EXTENSION COMMUNITY ASSOCIATION

Post Office Box 968
Wailuku, Maui, Hawaii 96793

January 31, 2018

VIA EMAIL--COLLEEN@MUNEKIYOHIRAGA.COM

Ms. Colleen Suyama
Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

RE: Early Consultation Request for Proposed Section 201-H, Hawai'i Revised Statutes (HRS), Wailuku Affordable Housing Project by Legacy Wailuku, LLC at TMK (2)3-5-001:064, Wailuku, Maui, Hawaii

Dear Colleen:

Thank you for your letter dated January 26, 2018, regarding the above-referenced matter. I have met with project consultant Vincent Bagoyo who reviewed the plan with me. I have discussed the project with our Board of Directors. We are supportive of efforts to expand affordable housing for our residents.

Mahalo for your continued engagement with Wailuku Heights Extension Community Association (Phase 1).

Sincerely,

/s/ *Wayne N. Hedani*

Wayne N. Hedani
President

WNH/cfn

cc: Mr. Jack Breen (via email)
Mr. Greg Heyd (via email)
Ms. Cathy Kalehuawehe (via email)
Mr. Joseph Balangitao (via email)
Mr. Colin Yamamoto (via email)
Mr. Charles Hall (via email)



July 16, 2018

Letter of Support
Wailuku, Maui Workforce Rental Housing Project
Developed by
Legacy Wailuku LLC

To Whom It May Concern:

EAH Housing is pleased to offer this Letter of Support for the proposed 324 unit workforce rental housing project to be developed in Wailuku, Maui by Legacy Wailuku LLC.

I am Kevin Carney, Vice President of EAH Housing. EAH is a 50 year old non-profit public benefit corporation whose mission is to develop, manage and promote affordable rental housing. We are one of the largest non-profit affordable rental housing developers in the western United States. We have developed over 100 affordable rental properties, manage over 100 rental properties and we serve over 20,000 residents in communities in California and Hawaii.

EAH supports this project because it fills a critical need for rental housing and is doing so without the use of government subsidies. In order to accomplish this the developer must create a balance of units between what is considered affordable and market rate rental units. In this case sixty percent (60%) of the 324 units are affordable at 140% of the AMI and below in accordance with Maui's Affordable Rental Guidelines and forty percent (40%) of the units are at market rent. More specifically, the AMI unit breakdown is as follows:

AMI 51-80% Units 55
AMI 81-100% Units 55
AMI 101-120% Units 55
AMI 121-140% Units 30
Affordable Subtotal = 195 units
Market = 129 units
Project Total = 324 units

Act 127, Session Laws of Hawaii 2016 established the goal of developing at least 22,500 affordable rental housing units, ready for occupancy by December 31, 2026. The March 2015 State Department of Business and Economic Development (DBEDT) report projected that the State needs 64,693 units to meet projected demand from 2015-2025. Seventy percent (70%) of the demand is for rental housing. The Hawaii Housing Planning Study of 2016 estimates that of the 64,693 units eighty-nine percent (89%) are needed at 140% AMI and below.

The bottom line is our state needs more housing choices and particularly rental housing choices! EAH therefore encourages your support of this worthwhile project.

Sincerely,



Kevin R. Carney, (PB), NAHP-E, RB-16444

Vice President, Hawaii
EAH Housing, RB-16985

Shawn Motonaga
259 Koeli Street
Wailuku, HI 96793

July 19, 2018

Ms. Linda Schatz
Representative
Legacy Wailuku, LLC
1111 Third Avenue, #2850
Seattle, WA 98101

Dear Ms. Schatz:

I am a lifelong resident of Wailuku and recently retired from the County of Maui Department of Public Works. I write in full support of the proposed Wailuku Apartment Rental Housing Project located at TMK (2) 3-5-001:064. As we all know, Maui County has a severe shortage of affordable rental housing and I wish to offer my support to the proposed project.

The project allows young families to live in Wailuku. Many young families do not yet have a means to buy a single-family home. They still need a place to live and a safe, quality rental is highly desirable near schools that are within walking distance. Maui County lacks quality rentals. This project is committed to long-term rentals for local families and will serve a need for young families that need to find a safe, secure, and rental community with amenities. I am also pleased that this proposed project includes playground facilities where our keikis can play in a safe environment. As we all know, condo and single-family home prices have skyrocketed over the past few years and still climbing which is making the dream of owning a home a difficult reality. Rental housing is important to provide safe and quality living conditions for our local families that is why I support the Wailuku Apartment Rental Housing project.

Sincerely,



Shawn Motonaga

Melen Agcolicol
1975 Vineyard Street
Wailuku, HI 96793

July 18, 2018

Ms. Linda Schatz
Representative
Legacy Wailuku, LLC
1111 Third Avenue, #2850
Seattle, WA 98101

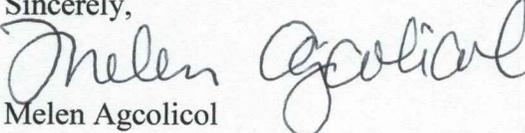
Dear Ms. Schatz:

I am a resident of Wailuku for almost 40 years. I am also a small business owner. My family and I are in full support of the proposed Wailuku Apartment Rental Housing Project. As we all know, Maui County has a severe shortage of affordable rental housing and I wish to offer my full support to the proposed project. My families and friends have experienced first hand how difficult to find decent and affordable rental housing project.

My friends and family work hard raising our children in Hawaii, and on Maui in particular, but the high cost of living and lack of housing units make it difficult to find quality housing to live in. The project is located in an ideal location in Wailuku tow near services, schools, parks, and in safe community where our friends and family would like to raise their children. We have not had a rental project of this size and scale and quality come to Maui County in decades. When this proposed project comes to fruition, it will help greatly in addressing our housing needs for Maui's hardworking families. That is why I strongly support this project to ensure we build quality housing for our local families.

Thank you for your efforts to make it possible for our families to have a quality and affordable rental housing here on our island.

Sincerely,


Melen Agcolicol

Sharon Zalsos
P.O. Box 2844
Wailuku, HI 96793

July 19, 2018

Ms. Linda Schatz
Legacy Wailuku, LLC
1111 Third Avenue, #2850
Seattle, WA 98101

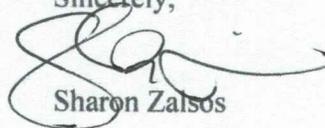
Dear Ms. Schatz:

I write in support of the proposed Wailuku Apartment Rental Housing Project located in Wailuku. Maui County has a shortage of affordable rental housing and I wish to offer my full support to the proposed project. I am a single mother, and I experienced first hand the challenges and difficulty to find a decent affordable housing rental here on Maui.

We need to support housing developers that build all types of housing to increase the overall supply and bring down cost. Everyone should have access to safe, quality, affordable housing and the ability to maintain that housing. Housing constitute 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 wider set of forces: economics, social policies, and politics." Housing along with educational attainment, employment, and the environment are determinants that drive how healthy our community is and will be. I am so pleased that this affordable housing rental project will be developed on an ideal location that is close proximity to services, but more importantly, high quality development. I am also happy to see that project will include playground facilities where children can play safely. I have been following this proposed project since it was first presented in community meetings.

I can't hardly wait to see this needed project comes to fruition and thank you for working on this project that will help meet the demand for housing for our local families.

Sincerely,



Sharon Zalsos

Frank Tam
P.O. Box 1657
Makawao, HI 96768

July 19, 2018

Ms. Linda Schatz
Legacy Wailuku, LLC
1111 Third Avenue, #2850
Seattle, WA 98101

Dear Ms. Schatz:

I am a retired Battalion Chief of the Maui Fire Department and a lifelong resident of Maui. I write in support of the proposed Wailuku Apartment Rental Housing Project located at the corner of Waiale Road and Kuikahi Street in Wailuku. I have watched many of my friends' children, including mine, have to leave Maui due to lack of quality affordable rental housing project. The location of this proposed rental housing project is ideal to families due to its close proximity to schools, parks, grocery and pharmacy stores, medical facilities, and government services. I am very pleased that the project is a very well-thought out plan by ensuring that the building design is consistent and complementary to its neighbors. I am also very pleased that the project includes several playground facilities where our keikis can play safely. I strongly support this project and look forward to seeing Maui's working families moving in soonest.

Thank you for making it possible for our local families to be able to rent a place that is a quality development and affordable.

Aloha,


Frank Tam

Todd Meadows
556 Halalai St.
Kihei, HI 96753
July 18, 2018

Linda Schatz
Representative
Legacy Wailuku LLC
1111 Third Avenue, #2850
Seattle, WA 98101

Dear Linda Schatz:

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, for the reasons outlined below.

We need to support housing developers that build all types of housing to increase the overall supply and bring down costs.

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." Housing along with educational attainment, employment, and the environment are determinants that drive how healthy our community is and will be.

In Hawaii, over the last few decades we have grown increasingly behind on 1 out of the 4 determinants - housing. We lead in the environment with clean water, 95% of our land being non-developable, innovate renewable energy efforts, and clean air quality compared to the rest of the United States. In education, we spend more than \$2B annually as a State and have one of the most affordable University systems in the Nation. As for employment, we have an unemployment rate below 3% but we still fall behind other States on the minimum living wage. Of the four determinants, housing has been largely ignored with only .07% of our State budget allocated to our housing agencies out of almost a \$14B State budget.

To add to this lack of financial resources, the State of Hawaii receives only \$3.5M in federal tax credits per year, which is based per capita. Each state in the union receives their share of federal tax credits based on population size not whether another state has a larger housing crisis. Through these federal tax credits, the State of Hawaii can produce about 150-225 housing units per year to be spread across all our counties. Maui County has about 11-12% of the population of the entire state but already receives a disproportionate share of federal tax credits for low-income housing projects. At this rate, Maui County will not meet its requirement to produce 14,726 housing units of demand by 2020 at the current rate of

Linda Schatz
July 18, 2018
Page 2

producing less than 400 units of housing annually. Much of what is produced on Maui are not rentals. In 2015, 306,000 apartment units were completed and entered the market in the mainland United States. In Hawaii during that same period, produced zero units. 40% of our 320,000 households in Hawaii are renters. Therefore, we support this project because it is a privately financed project that will inject 324 units of rental housing to help relieve our deficit of housing.

Sincerely,

A handwritten signature in cursive script that reads "Todd H. Meadows".

Todd Meadows

Enclosure

Scott Crockford
PO Box 331102
Kahului, HI 96793

July 19, 2018

Linda Schatz
Representative
Legacy Wailuku LLC
1111 Third Avenue, #2850
Seattle, WA 98101

Dear Linda Schatz:

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, for the reasons outlined below.

We need to support housing developers that build all types of housing to increase the overall supply and bring down costs.

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." Housing along with educational attainment, employment, and the environment are determinants that drive how healthy our community is and will be.

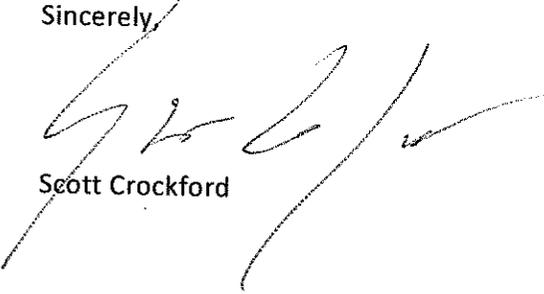
In Hawaii, over the last few decades we have grown increasingly behind on 1 out of the 4 determinants - housing. We lead in the environment with clean water, 95% of our land being non-developable, innovate renewable energy efforts, and clean air quality compared to the rest of the United States. In education, we spend more than \$2B annually as a State and have one of the most affordable University systems in the Nation. As for employment, we have an unemployment rate below 3% but we still fall behind other States on the minimum living wage. Of the four determinants, housing has been largely ignored with only .07% of our State budget allocated to our housing agencies out of almost a \$14B State budget.

To add to this lack of financial resources, the State of Hawaii receives only \$3.5M in federal tax credits per year, which is based per capita. Each state in the union receives their share of federal tax credits based on population size not whether another state has a larger housing crisis. Through these federal tax credits, the State of Hawaii can produce about 150-225 housing units per year to be spread across all our counties. Maui County has about 11-12% of the population of the entire state but already receives a disproportionate share of federal tax credits for low-income housing projects. At this rate, Maui County

Linda Schatz
July 19, 2018
Page 2

will not meet its requirement to produce 14,726 housing units of demand by 2020 at the current rate of producing less than 400 units of housing annually. Much of what is produced on Maui are not rentals. In 2015, 306,000 apartment units were completed and entered the market in the mainland United States. In Hawaii during that same period, produced zero units. 40% of our 320,000 households in Hawaii are renters. Therefore, I support this project because it is a privately financed project that will inject 324 units of rental housing to help relieve our deficit of housing.

Sincerely,



Scott Crockford