

LU Committee

From: Kelly King
Sent: Wednesday, October 17, 2018 3:16 PM
To: LU Committee
Subject: FW: Legacy Project Testimony
Attachments: Legacy.jpg

From: Mike Neubauer <neubauer.net@gmail.com>
Sent: Tuesday, October 16, 2018 8:07 PM
To: Kelly King <Kelly.King@mauicounty.us>
Subject: Legacy Project Testimony

Aloha Ms. King,

I'm writing because I have concerns on the Legacy Wailuku, LLC project. First, I'd like to say that I think it could be a really good project and I'm not opposed to affordable housing of course, but I think the project is certainly being proposed in the wrong location. Here's why:

1) The project calls for 324 units, 661 parking stalls, 4 play areas and 1 swimming pool all on only 14.4 acres of land. On this 14.4 acres a drainage route runs right through where this development is proposed. It is designed to be adequate for only 10 year storms, it also takes in drainage from Kehalani mauka areas. As you know, we've had several 100 year storms in the past couple of years. So what will happen to the units and residents of this project when it gets built? I believe no EIS was ever done for this project. I think it might be time.

2) We have Wailuku Elementary, Pomaika'i and Pu'u Kukui Elementary school in this district. All are well over capacity already. All feed 'Iao School which is also well over capacity. With these 324 units, the 80 units being built next door to them, the 70 units being built next to that, the upcoming 1400 Waikapu Town Center homes and the Waiolani Mauka project which could be as many as 780 more homes, what does this do for our children's educational futures?

3) Traffic in the area is already at a standstill at peak commute hours. The intersection where the egress from this development would take place is the most congested in all of Waikapu. The proposed entry points to the area will be dangerous for pedestrians and vehicles trying to turn in or out of that complex.

4) The proposal for this project is for 195 of these 324 units ranging from studios to 3 bedrooms to rent for 80% to 140% of the median Maui income, which would be \$1308 to \$2786 per month. The other 126 units would be at market rate. \$1300 for a 400 sq. ft. studio is not affordable.

From my understanding, and according to the state's website (<https://planning.hawaii.gov/wp-content/uploads/Affordable-Housing-Strategy-presentation-1.pdf>) 80-140% of the AMI is considered "Workforce Housing" and they "do not receive direct public subsidies."

Again, I'm not saying I'm opposed to this development, but I do believe the location for it is absolutely terrible. And while I believe that no good can be done by just pointing out flaws, I've come up with a few suggestions that I think could make it a win-win for our island.

1) The county of Maui owns a lot of land. Perhaps they can acquire this parcel from the developers in exchange for a similar parcel in a location better suited for this project. Of all the testimony that you will receive, I truly believe this is the best option not only for the residents of this proposed development, but also for the community of Waikapu, Wailuku, Wailuku Heights, Kehalani and Maui Lani.

2) This project has been submitted for the 201-H fast track distinction, and they are asking for loads of exemptions. If this project were to be approved, we should require it to be truly affordable in order to get their exemptions. 100% affordable by the guidelines set out in the planning department's strategy (referenced above).

a) Also, the units should be left “affordable” in perpetuity. Or, if the developers decide to sell or change the term of affordability at some point in the future all exemptions that were paid for by the county should be reimbursed in full at time of sale or revision of the affordable distinction.

b) In order to be sure the units are being rented to those they are designed to help, a qualification should be made that to be eligible to rent a unit in this development, a tenant must provide proof that they currently work at least 30 hours per week for an employer on the island of Maui.

Thank you for listening and taking into consideration my concerns. I believe together our council members and our community can work together to make this project beneficial for our island.

Aloha no,

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