

Stacy Crivello, Chair  
Housing, Human Services and Transportation Committee  
Maui County Council

Albert Perez, Executive Director  
Maui Tomorrow Foundation, Inc.

December 14, 2017

Re: HHT-27

Aloha Chair Crivello:

Aloha, my name is Albert Perez, and I am the Executive Director of Maui Tomorrow.

Maui Tomorrow **supports** the proposed ordinance.

Currently, we have a leaky workforce housing system. Homes that are sold under workforce housing restrictions go back to being unaffordable after 5, 8 or 10 years. We are not making progress. The proposed shared appreciation mechanism gives homeowners a chance to build some equity, while ensuring that their affordable units will remain affordable if and when they have a chance to move "up the ladder." At the very least, our workers will have a place to live, rather than having to leave Hawaii. I am sure that there will be many people willing to take advantage of this opportunity – these homes will not sit unsold if they are affordable and desirable. Government, developers, materials suppliers, unions, nonprofits and prospective homeowners need to work together to create workforce housing that will remain affordable in perpetuity. Otherwise, we will never make any progress toward solving the problem. Market housing is not affordable to local working families; half of it ends up being sold to out-of-state buyers.

Concern has been raised about "takings," but this is a real stretch. If this were a real problem, it would have been raised with regard to the existing restrictions. We are in a housing emergency, and government does indeed have a rational nexus – a crying public need - for this type of requirement. Please do not be swayed by such specious arguments.

Mahalo.

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