

AH Committee

From: Scott Trener <sdtrener@gmail.com>
Sent: Tuesday, September 03, 2019 7:03 AM
To: AH Committee
Subject: Affordable Housing Project (Chapter 201H, HRS) (Independent Development of Makila Farms; Lahaina) AH-1(3) Sub(3)

Chair Tasha Kama - Housing Committee
Maui County Council
Kalana O Maui Building, 8th Floor
200 South High Street
Wailuku, Maui, Hawaii 96793

RE: Support for Makila Farms

Dear Chair Kama,

As a degreed mechanical engineer, licensed general contractor, former resident of the West Maui community, and current active professional in the Maui construction industry, I am writing to share my strong support for Makila Farms by Brown Development and its Owner/CEO, Greg Brown.

Underlying Makila Farms is the affordable housing crisis in West Maui. When my family of five, including three young children, was living in Kahana, we witnessed firsthand the struggles that hard-working families endured to find affordable housing. Many of our friends with kids could not afford the sky-high home prices, and were forced to share housing with parents, other families, or settle for substandard conditions. Makila Farms confronts this root problem directly with 19 workforce homes from \$162k to \$531k for buyers earning 50-100% of the median income. A new 4-bedroom/2-bath home for \$531k would be such an amazing opportunity for so many families. Nobody would argue that 19 homes will solve the crisis, but you have to start somewhere and this is a problem that must be solved piece by piece.

Real estate development involves a complex web of priorities and the merits of a project are larger than any single issue, even affordability. This is why Makila Farms is such a winner. In addition to addressing affordable housing, Brown Development has also incorporated responsible answers for water, septic, fire, traffic, and zoning. From its own irrigation well and ATU wastewater treatment to extra fire hydrants and oversized retention basins that will reduce pollutants flowing to the ocean, the engineering behind Makila Farms makes it a broad solution.

No less critical than design and engineering is if a development fits the character of its surrounding community. Makila Farms achieves this with all lots exceeding 2 acres, thus facilitating small-scale agricultural uses which are so prevalent in the Makila/Launiupoko area. As we all know, workforce lots of this size are unheard of in Maui.

A successful development is only as good as its developer's ability to execute. In this regard West Maui is fortunate to have Greg Brown and Brown Development at the helm of Makila Farms. Through our shared industry I have known Greg and his team at Brown Development for several years. Greg is not only a visionary but his drive, follow-through, attention to detail, and quest for quality are second to none. This is evidenced by the countless beautiful homes he has built throughout West Maui over the past 15+ years with just as many satisfied buyers. Greg is honest, trustworthy, and stands by his word. He strives for efficiency and productivity, and once given the

green light he does not let grass grow under his feet. If and when Greg receives the green light for Makila Farms, rest assured he will execute the project with expediency and it will not be long before the roads and utilities are in, lots graded, and homes built.

I urge the Council to approve the Makila Farms project and bring much-needed affordable housing and a responsible, well conceived development to West Maui under the leadership of Brown Development, a proven local developer. If you have questions or would like any additional information, please feel free to contact me by email at sdtrenery@gmail.com.

Sincerely,

Scott Trenery
Contracting Partners Inc.