

To: Mr. Robert Carroll, Chair
Land Use Committee
Maui County Council

From: Albert Perez, Executive Director
Maui Tomorrow Foundation

Date: October 17, 2018

Re: LU-2(5)

Maui Tomorrow supports truly affordable housing, but Maui County citizens deserve better than what is being offered here, and we urge you to place additional conditions on any approval.

Maui desperately needs more affordable housing, but it must be livable and truly affordable. What do we mean by “truly affordable?” Affordable to people who earn 100% of the median household income of \$84,100 and below. This project falls short. As planned, only 110 out of 324 units, or 34%, will be truly affordable by households that earn \$84,100 or less. 34% is better than we usually get, but for an infill project like this one, we should be shooting for 100% truly affordable. The County should help out with monies from the affordable housing fund to make it “pencil out” for the developer, but only if the developer is willing to open their books and accept a smaller profit in exchange for a much less risky project. Maui County has a public interest in providing truly affordable housing, and the County should kick in to the cost of a project like this.

Furthermore, these affordable units should be rented at affordable rates in perpetuity, rather than 30 years. There should also be a clause that requires the developer, upon sale (if the developer backs out of the project), to reimburse Maui County for the cost of the exemptions such as the wastewater assessment, inspection, and parks and playgrounds assessment fees.

We are glad to see that some of the exemptions that were originally sought have been deleted from the current proposal, but we were hoping that the County would step in and fund the cost of some of those improvements, such as sidewalks, from the affordable housing fund, thus keeping the delivered cost of housing low. Instead, the developer has actually proposed sidewalks without curbs, which will give absolutely no protection to our keiki and other people who will walk there.

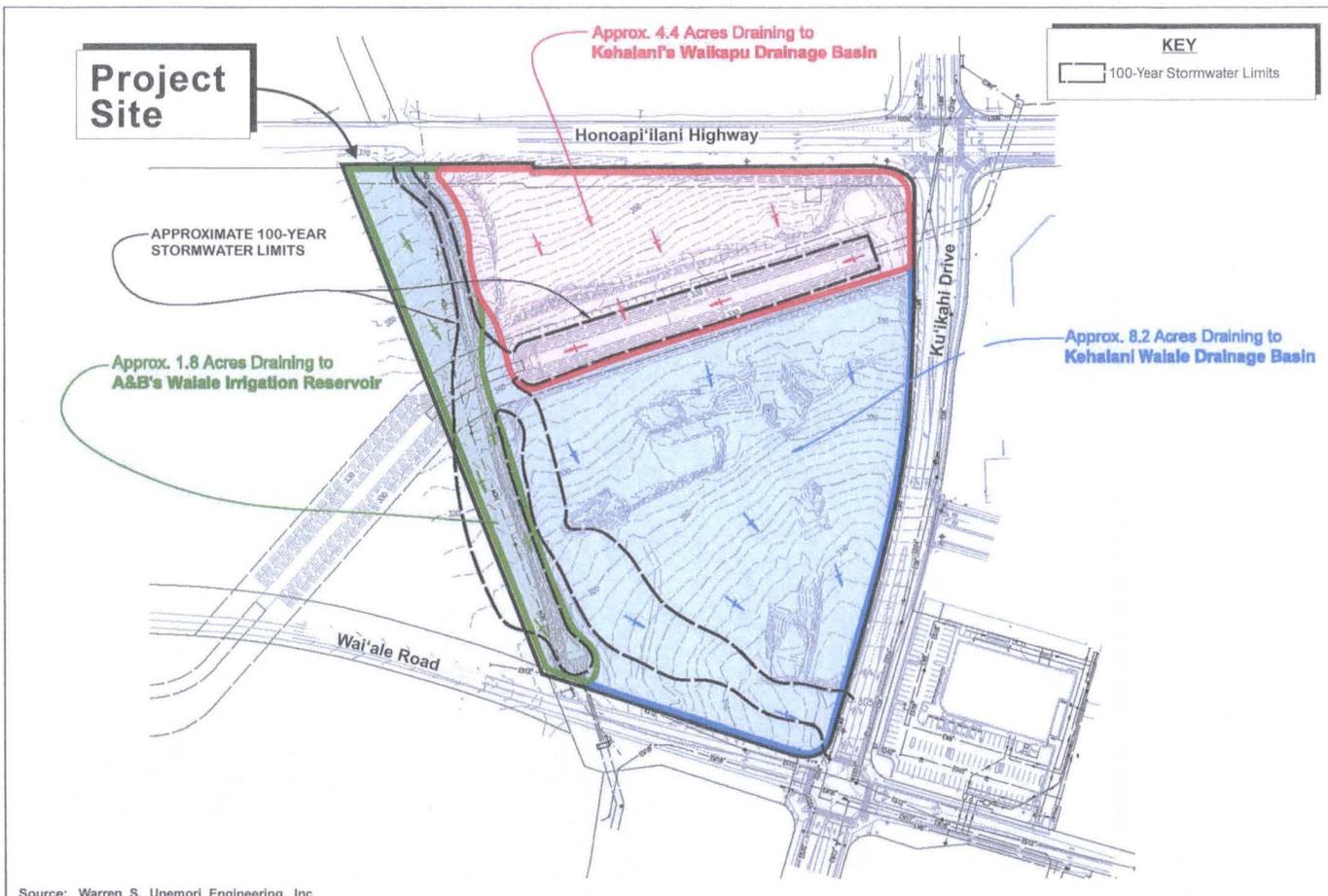
The Wailuku Apartments should be made safer and better for children so that Maui’s working families have a good neighborhood in which to raise their families. As designed, the four small parks ranging in size from 1,200 to 2,000 sq. feet are insufficient. According to the National Recreation and Parks Association, a development of this size should have 36,000 sq. feet of playlots. If keiki don’t have a place to play, they will play on the sidewalks, in the drainage ditches, or in the street.

Finally, as designed, the Wailuku Apartments are susceptible to flooding. Three storm drainage systems run through and along the perimeter of the parcel, including two that handle storm

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runoff from existing neighborhoods, and one that handles runoff from other lands mauka of Honoapi'ilani Highway. The Environmental Assessment shows that a 100-year storm will bring flood waters right next to many apartment buildings along these drainageways. The developer's plan to build walls and/or levees to keep the water at bay is insufficient; climate change is bringing us more frequent and bigger storms than are predicted by existing flood maps. People who need truly affordable housing should not have to live in areas that are at risk of flooding.

Let's commit to giving Maui residents a truly affordable neighborhood in which they will want to live and raise a family.



Source: Warren S. Unemori Engineering, Inc.

Figure 17

Wailuku Apartment Rental Housing Project
Existing Drainage Area Map

NOT TO SCALE



Prepared for: Legacy Wailuku LLC

