

PC Committee

From: Madge <msch4@hawaiiantel.net>
Sent: Wednesday, November 02, 2016 2:42 PM
To: PC Committee
Cc: Don Couch
Subject: PC-28 Planning Comm meeting 11/3
Attachments: Accessory Affordable Housing.docx

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November 2, 2016

Don Couch, Chair
Planning Committee
County of Maui

RE: PC-28

Dear Planning Committee Members;

The proposed change to establish affordable accessory dwellings as permitted use in certain zones has raised some questions in my mind which I would request that you consider during your deliberations.

- (1) Remove "Above moderate income" from qualification. The 2016 HUD median income is \$81,500. Income in that category for a family of four would be \$97,800 to \$114,100. I believe there is sufficient availability in the rental market for families in this bracket.
- (2) There should be a requirement for proof of permanent residency for tenants, i.e. drivers license, utility bill, etc. This would preclude six month vacation rentals.
- (3) Language related to prohibitions against use as Short Term Rental Homes and B and B's should be clearly called out.
- (4) During the application process, there should be a requirement for accessory building plans to be provided. This would insure that an inappropriate and/or unsafe building would not be approved. Inspection rights prior to permitting would be provided if necessary.
- (5) Enforcement. What department will be responsible?

I hope this proposed change will not pass out of Planning Committee without necessary fine tuning.

This will provide another option for Maui residents in need of affordable housing.

Thank you.

Madge Schaefer