

## LU Committee

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**From:** Robert Karpovich <rkarp4@msn.com>  
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**To:** LU Committee  
**Subject:** Testimony on LU-10  
**Attachments:** LU-10 10-26-18.docx

Testimony: Land Use Committee Item LU-10

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I have been a homeowner in lower Paia for over 30 years and also own property in Kuau. I am opposed to the intent of LU-10 to allow 2<sup>nd</sup> accessory dwellings on lots greater than 7499 sq. ft. and first accessory on smaller lots.

My area is zoned R-1 and was once a single family neighborhood with mostly owner occupants. As the old timers sadly pass on, most new buyers are intent upon "maxing" out the properties, a large proportion of which are 12,000 sq. ft. This currently allows for 2 full dwellings and one accessory dwelling. Your proposed ordinance would now allow an additional 2<sup>nd</sup> accessory dwelling.

These new buyers are actually "mini-developers", who often condominium the property and sell the two or three units to different buyers, usually part time visitors. Each of the condo buyers often create two units (without permits) out their condo house.

So we already have more than enough density. In regards to increasing the housing stock for residents, the perceived problem of vacation rentals is mistakenly blamed. The actual problem is the sale of residential property to non residents in the first place. Once a home is sold to a mainlander, Canadian, European etc., the home may sit empty when not being used, be rented for various periods of time to "family" or "friends". There is no vacation rental website so this type of short term rental is totally beyond the scope or possibility of any County enforcement.

Again, our dwindling housing stock and surging real estate prices are directly caused by sale of residential property to non island residents. Tourism is heavily promoted and tourists "discover" Maui's beauty and want to buy property here.

So the "leak" in housing stock is the very few properties that actually get permitted for short term rental. The flood is the sale in the first place to non residents.

Perhaps newly entitled accessory dwellings (and new zoning/subdivisions, especially "affordable" projects) could be restricted from the condominium process and be restricted to sale to island residents (as evidenced by State income tax return). I am hearing a loud scream from lawyers and realtors already, but we are not going to build our way out of the housing crisis otherwise.

Again, I am opposed to LU-10 because of the negative effects of increasing density which have not been fully addressed and even though it would personally allow me to build more dwellings on my properties.

Sincerely, Robert Karpovich