



ALLENS PLUMBING^{INC.}

THE DRAIN SURGEON

6,000 x 350 = \$2,100,000

Current construction cost per foot (2024 estimated cost)	\$350.00
Allowing 500 foot of house increases tax based	\$175,000.00

OWNER OCCUPIED 1000 SQ. FT.

Tax Rate Tier 2 from \$1,000,000 - \$3,000,000	(\$2.00)	\$700.00
Tax Rate Tier 3 from \$3,000,000 & Up	(\$2.75)	\$962.00

OWNER OCCUPIED ALLOWED TO 1500 SQ. FT. (ADDITIONAL 500 FT.)

Tax Rate from Tier 2 \$1,000,000 - \$3,000,000	(\$2.00)	\$1,050.00
Tax Rate from Tier 3 \$3,000,000 & Up	(\$2.75)	\$1,444.00

Difference for 1000 ft to 1,500 ft. home in Tier 2 is	PLUS	\$350.00
Difference for 1000 ft to 1,500 ft. home in Tier 3 is	PLUS	\$482.00

NON-OWNER OCCUPIED CAPPED AT 3,500 SQ. FT.

Tax Rate Tier 2 from \$1,000,000 - \$4,500,000	(\$8.00)	\$9,800.00
Tax Rate Tier 3 from \$4,500,000 & Up	(\$12.50)	\$15,313.00

NON-OWNER OCCUPIED ALLOWED FROM 3,500 TO 6,000 SQ. FT

Tax Rate Tier 2 from \$1,000,000 - \$4,500,000	(\$8.00)	\$16,800.00
Tax Rate Tier 3 from \$4,500,000 & Up	(\$12.50)	\$26,250.00

Difference for 3,500 ft to 6,000 ft. home in Tier 2 is	PLUS	\$7000.00
Difference for 1000 ft to 1,500 ft. home in Tier 3 is	PLUS	\$10,937.00

LONG TERM RENTAL UN-OCCUPIED IF LEFT AT 1000 FT.

Tax Rate from \$1,000,000 - \$3,000,000	(\$5.00)	\$1750.00
Tax Rate from \$3,000,000 & Up	(\$8.00)	\$2,800.00

LONG TERM RENTAL UN-OCCUPIED INCREASE FROM 1000 FT. TO 1,500 FT.

Tax Rate from \$1,000,000 - \$3,000,000	(\$5.00)	\$2,625.00
Tax Rate from \$3,000,000 & Up	(\$8.00)	\$4,200.00

Difference for 1000 ft to 1,500 ft. home in Tier 2 is	PLUS	\$875.00
Difference for 1000 ft to 1,500 ft. home in Tier 3 is	PLUS	\$1400.00

Thank You
Steve Allen

RECEIVED AT HLY MEETING ON 9/15/24

I have multiple concerns about this proposed amendment. Specifically limiting the accumulative total of 5000 square feet of building on a designated Agricultural land. It's tax foolish and short sighted.

WOULD LIKE THE APPROVAL

I ~~do like to allow~~ the 2nd dwelling to be 1,500 SQ. FT. which is 3 bedrooms. This allows for a family to occupy the 2nd home, 1000 SQ. FT. is a 2 bedrooms creating limits.

- 1- It feels like retribution, mistakenly applied. The term "GENTLEMAN FARMS" is referenced multiple times. I can understand Council Member Ms. Paltin seeing the "Gentleman Farms" built along Loneopoko Mauka with their apparent extravagances, I get it.
- 2- The continual reference to using ag land for sustainability is a false concept. Two, Four, Six, acre Ag lots cannot be profitable in food production, and most owners are never going to commercially farm. These lots were approved years ago and the approval process then knew that farm production wasn't going to happen, it remains a fallacy. *NOW*
- 3- I have a six-acre agricultural lot, it came with a 5/8th water meter. The approval of that property with seven others with the same size water meters absolutely proves that farming was never conceptualized with that approval over 20-years ago, I purchased it in 2014. It had an agricultural tax designation. Now it's residential, my tax has increased 618% from 2019 to 2024. I can't farm it, I have no water, if I did the deer would eat everything I attempt to grow.
- 4- Mahi Pono bought 41,000 acres of farm land. That's where farming needs to happen, not in small properties dotted across the Maui country side. I would love to make three 2-acre ag lots, that would produce five more living residences and most likely small scale farming for personal sustainability, much more practical. We have a 1000- foot garden, producing much of our vegetables and herbs, but never could I turn this into a commercial venture with the crazy \$35,000.00 per year in receipts to get ag tax rates.
- 5- If you really want to fix something, have Maui County become an electric utility co-op like Kauai. I could then grow electricity, sell it for a profit, utilize my property for sustainability properly with a purpose and lower the average electric cost to every Maui Consumer. So could many other of these gentleman farmers, because there's no money in agriculture.
- 6- Use the Infrastructure act to fix the EMI ditch in cooperation with Mahi Pono and reap the water gain benefits from a 100-year-old transmission system.
- 7- It's well known that there's not a real water shortage. There's only a collection and transmission problem. Fix and modernize the EMI ditch, create a collective renewable electricity plan to aid in water

transmission. This will allow for more water meters and which in turn will allow more housing on these small "Gentleman Farms." This makes for more affordable housing by increasing the inventory.

- 8- I'm well aware this flouts at the anti-growth concept but as an employer, I need employees that have some kind of hope in living here, something has to change.
- 9- Let's run with the new "No Short Term Rental" that Governor Green has signed allowing Mayor Bissen to create some starter housing for our citizens. Let the mega wealthy have their Mega house and be here for a few months a year, pay extravagant taxes to do so, and lower mine.