

October 23, 2018 -

AMENDING THE COMPREHENSIVE ZONING ORDINANCE RELATING TO ACCESSORY DWELLINGS LU-10

Good afternoon Council and Chair Carroll,

My name is Sydney Smith. I own Maliko Estate Coffee Farm in Makawao.

Most of you know me from the many times I've been here testifying as an advocate for farmers and agriculture issues. I'm testifying today on behalf of myself and the community.

I applaud you for attempting to make it possible to build more accessory dwelling units and allowing them to be large enough for families.

I urge you, however, to not prohibit the use of Cottages for BnBs and Short Term Rental Homes, which is currently an allowable use in the code provided the guidelines in the applications are followed.

I already have my short term rental license so this will not affect me. But this will affect young Maui residents from participating in this business who may just be getting to the age where they can finally purchase a property.

The current Short Term Rental and BnB ordinance is sufficiently difficult and the Planning Commission's expectations are sufficiently high that you don't need to second guess them with another layer of regulation or an all out ban, which is what this is. The Planning Commissioners take their jobs seriously and they should be trusted to make decisions that benefit the community.

By encouraging building and making permits to build easier the market will have more houses available and supply and demand will cause rents to come down.

I also urge you not to adopt the amendment that would regulate the maximum rental amounts.

If you regulate the rental prices, people will not build. They tried that in Honolulu last year and their much anticipated invitation to build more Accessory Dwelling Units added seven to the rental house inventory. Seven. They anticipated 1000's. That's according to Pacific Business News. And The Honolulu Planning Department even waived all the permitting fees as an additional incentive.

Adding more layers of regulation with rent control will increase the homeowner's costs, County administrative costs and discourage building. How is the Planning Department going to enforce this? They have had years of difficulty enforcing the rules they have now?

If you really *do* want more affordable housing in Maui County you need to make things easier and faster. If you do, then watch the people of Maui County willingly provide housing that families can afford. A market-based economy always works better than an over-regulated one.

Thank you!

Sydney Smith, Maliko Estate Coffee, 365 Kaluanui Rd. Makawao, HI 96768

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