

AH Committee

From: Irene McPhee <irenemcphree@hotmail.com>
Sent: Saturday, June 15, 2019 1:04 PM
To: AH Committee
Subject: Testimony for County of Maui Affordable Housing Committee Meeting June 19, 2019

Aloha Madam Chair and Affordable Housing Committee Members,

My husband and I would like to register our strong opposition to the affordable housing projects and zoning change proposals in Launiupoko which you are considering on June 19th. We and our family are long time West Maui residents and small business owners with deep roots in the life of this community. We along with many in the community recognize the desperate need for affordable housing. Our own grown children have young families and along with their peer group of friends struggle to afford housing and achieve the dream of their own home in this very expensive market.

Unfortunately the manner in which the developers of these two proposals have chosen to push for their projects fly in the face of all good planning practices and they thumb their noses at the hard work of volunteer citizens who have spent months on updating the just completed community plan. Nowhere in this plan for future growth in the Launiupoko area do we see a shift from agricultural to urban zoning. Yet these developers seek to bypass the requirements of the State Land Use Commission by keeping their urban zone under 15 acres; AND at the same time are trying to slide past the scrutiny of the County Planning Department and public comment on this important zoning change issue. It's plain to see that they are using the real needs for affordable housing to try to maximize the number of lots and units they can develop on their remaining agricultural lots. The number of affordable units achieved by these plans are small in the face of the backlog of demand. Yet the disruption to future vision as expressed by the community would be long lasting. How does it make planning sense to create a small isolated affordable housing enclave in an agricultural area at some distance from the established public services that they will need?

We are also distressed by what we can only see as deliberate efforts by the developers to keep their plans from the light of public scrutiny. What little publicity there has been regarding upcoming county council and committee meetings has come very late, so that people who would like to be heard have little to no time to prepare and submit their testimony. The 45 day requirement for decision from the county of course works in the developers favor if they can keep the community in the dark. We would like to recommend to the committee that a straight out NO vote on the proposals is a much better option than being pressured into accepting the developers' demands in an unreasonable timeframe. These proposed developments have been brought forward by these same developers before. They were turned down by the LUC in 2015, came back again in 2017 in segmented form, and turned down by the county for various serious flaws. Now they are back to try again. This time their proposals contain even more outrageous and unacceptable exemption demands, such as minimum 1 acre ag lots for their market rate properties, and the ag to urban zoning change with no Planning Department oversight. Their

proposed waste treatment system utilizes unproven technology with unknown future costs to the users, the community, and the environment.

For these and many many more reasons we urge this committee to vote NO on the proposed developments and zoning changes.

Mahalo for taking the time to read our comments.

Respectfully submitted by,

Barry and Irene McPhee

Me Ke Aloha...

Barry & Irene McPhee

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