

AH Committee

From: MARK ALBERS <omwao@icloud.com>
Sent: Saturday, June 15, 2019 10:27 AM
To: AH Committee
Subject: Makila development for affordable housing

Aloha,

We are writing in opposition to the planned development project below Makila and Launiupoko for the following reasons:

Although everyone is aware of the need for affordable housing, we are not convinced that the home labeled as such in this proposal will really be in that price category.

A change from Ag to urban seems to be an attempt by the developers to use affordable housing as a way to fast track their plan to build multimillion dollar mansions along with them in order to make the highest financial "profit" for their benefit only.....It would not help the community, or the land, or the environment, or the coral reefs in any way...Actually it would be harmful with runoff into the oceans, etc.

These same developers have already built 120 plus multimillion dollar mansions in the last seven to ten years just in Launiupoko alone!! These are Spec homes with an average price of 3 million. The buyers of these homes are mainland or foreign investors who use these mansions as second homes and try to turn them into short term vacation rentals.

The same mentality is being proposed for this development....do not be fooled by the "Affordable Housing" bait! It would be a harmful mistake to our island to let this go through as planned. The other multimillion dollar market value homes being planned is the REAL reason they want to do this.

If this project was just about building TRULY affordable homes, then it would be PONO. While they're at it, why not put in some large, beautiful parks to surround the development instead of more unaffordable mansions.

What that area needs is a beautiful, very large, grassy park(s) across the hwy from the small, crowded Launiupoko Beach park. That would be the right kind of community plan.

Then there is the issue of traffic, that is STILL congested on the bypass almost every day. The northern corridor of the bypass needs to be in place BEFORE ANY more development is begun.

Is it true that a large housing development is planned near the end of the northern bypass? That would truly be a nightmare for traffic!

The bottom line is..Do we want Maui to turn into another Honolulu??? You on this committee have the power to do what's right for our island that we all LOVE and don't want to see ruined... BE PONO.

YES to truly affordable housing....NO to profiteering at the expense of the environment and quality of life. This proposal should not be accepted "as is" Please do the right thing and vote NO.

Mahalo....Live Aloha Suzanne Albers