

## AH Committee

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**From:** Steve Hire <luvsurfing2@aol.com>  
**Sent:** Tuesday, June 18, 2019 10:42 AM  
**To:** AH Committee  
**Subject:** Makila Real-East Workforce project

Aloha Members of the Affordable Housing Committee,

I am writing you today as a local Mikila homeowner and urging you to disapprove of the random "spot" zoning changes and development of Makila Real-East Workforce project by Hope Builders, LLC (aka West Maui Land).

I want to say that I am all for workforce housing. I would love to see my son have the ability to afford and purchase a house of his own. That said this is neither the area nor the right project to obtain those goals.

My first and main objection to this development has to do with the water and sewage.

I live on the same street for which this development is proposed. I have sixteen acres and have acres of Mango, Ulu, Avocado and Citrus Trees. I have worked for 8 years on the property so that I could have a nice farm when I retired. I have put all my effort and money into this endeavor.

The past few years have become much more challenging with the water situation in the Makila area. The State has cut down the stream flow to our reservoirs so a lot of times we have no agricultural water for irrigation. I have had to spend hundreds of dollars to put in diversions lines to move my potable water into our agricultural lines to try and keep my trees alive. The cost of potable water is much more expensive and the water pressure to the fields is much lower and with all farms in the area now drawing down out of the ground water, I fear we will soon have more problems. I have already cut down over 14 trees in order to use less water and we are thinking of having to eliminate even more trees.

Even as you consider this more wells are being dug in order to draw enough water just for the homes that already exist and that is not even considering all the new homes that are already in the process of being built or that have been approved. Putting more straws into a glass of water doesn't give you more water. We can only suck up so much water from a water table before it all goes bad. The water table can only get so low before salt water, and pollution from hundreds of septic tanks starts seeping in. What will the County do if the water goes bad? Is there a plan in place? If the County approves all of these additional homes they should also approve a stipulation that if the water goes bad the County will reimburse the current home owners for any loss. If you really believe there is no problem with the water in this area then you should have no problem putting in this stipulation, because running out of water won't happen, right? I worry also about just having enough water for the community fire hydrants. I almost lost my home in the last fire and I would hate to see what would have happened if there had been no water in the hydrants. Here too, will the County reimburse homeowners for a fire loss if the hydrants run dry?

My second objection to this project is the way that the builders are going about its approval.

These developers are trying to circumvent the Maui Planning Commission and the will of the people of Lahaina. The Westside has been working for a master-plan for the area and this is not at all in those plans. They could not get their way through Maui Planning Commission so now they try to go around it by bringing it to you. This is wrong. This is not just a minor change to a zoning change or a development in order to get it approved, such as changing or putting in a stop light, there are major concerns with this project that affect the whole area. The County can't go willy-nilly spot changing zoning without planning. If that were the case, I'll give you eight acres of my property FREE for workforce housing, just change my sixteen acres to urban and let me build 16 half acre lots on my other eight acres. I will just sell them off, like these developers plan to do and let the County handle the water problems down the road. If you approve this project what excuses would you have for not approving mine?

I have a list of other concerns that I won't go into because I think these alone should be enough to convince anyone to reconsider this project. If you need more comment I would happy to provide it. Before you approve spot zoning changes, major planning for the future of the whole area should be considered first.

This project has no water, no sewage system, no infrastructure and no planning. It is a way for a few people to get rich by pulling the wool over your eyes and tempting you with carrot of workforce housing. Don't fall for it. It is bad for the West

Side and it is bad for Maui and will eventually be bad for the workforce people you are trying to help. Unless massive changes are made it would be irresponsible to approve this project, in this area, at this time.

Thank you for listening.

Steve Hire