

AH Committee

From: Michaellyn Burke <michaellyn.burke@gmail.com>
Sent: Wednesday, June 19, 2019 2:55 PM
To: AH Committee
Subject: Affordable Housing Projects on Agenda Wednesday, 6/19/19 @ 1:30pm

Aloha mai kākou,

Forgive me for this late email as I had intended to attend this meeting in person to testify. I hope this email is not too late - I was sent home sick today so I could not attend to testify.

I am a Workforce Housing recipient in West Maui. I purchased a home in the Kahoma Homes subdivision. I will forever be grateful to West Maui Land for developing our neighborhood and providing 68 families an opportunity to own a home on the Westside. I will always support my developer's 100% Workforce Housing projects. But what's in front of you is not the case.

Unfortunately for the developer, they proved that it is not a FLUKE to build successful and profitable 100% Workforce Housing projects. Had 100% Workforce not been successful or profitable, they would not have replicated it at Pauwela Homes in Haiku and Waiale 'Elua in Waikapu. Furthermore, it's been proven that it's not just the luck and wise planning of a single developer because 100% Workforce housing was successful at Kaiaulu in Kaanapali with a separate and unrelated developer.

So, with Polanui Gardens in front of you @ 75% affordable and Makila Rural East at about 50% affordable, I have to say 'A'OLE. The argument will be that the market lots are needed to subsidize the affordable homes. To that I say to the developer, "Go back and try harder. Do better." The past projects speak for themselves. Do not hold Workforce Housing hostage as a guise to develop more luxury estates that are unneeded and unwanted.

At a cursory look on the MLS listings, there are currently 31 homes on the market in West Maui that are greater than \$1M and only 13 homes in West Maui less than \$1M - a half dozen of which need \$50K-\$100K worth of work to make it suitable for living in it with your family. It's safe to say that the luxury market is fine and in no way in need of more inventory. The only thing we need is workforce housing. So the only housing you should be considering are 100% Workforce housing.

And lastly, over the last 2 years I have been attending as many West Maui Community Plan meetings as I could and the resounding voice of the community is that we want infill. These projects are the opposite - these projects are sprawl! I was also in attendance at the specific meeting for the area in question - Launiupoko to Ukumehame. Every single group's map had this area marked to keep it OPEN without any development. So the community is adamant that this isn't the place to develop.

I hope you take my words into consideration. I hope to be able to stand in front of you in support of this Developer's 100% Workforce Housing in the future. But these 2 projects - Polanui and Makila 'Elua - I do not support.

Mahalo,
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