

AH Committee

From: Tom Blackburn-Rodriguez <tominmaui@icloud.com>
Sent: Wednesday, August 19, 2020 9:39 AM
To: AH Committee
Cc: Riki Hokama; Kelly King; Alice L. Lee; Tamara A. Paltin; Keani N. Rawlins; Shane M. Sinenci; Yukilei Sugimura
Subject: Proposed Hale Kaiola Residential Workforce Housing Project in Kihei, before AH Committee 8-19-20, 1:30 PM

Aloha Chair Kama and members of the Affordable Housing Committee,

My name is Tom Blackburn-Rodriguez and I am speaking on behalf of Go Maui, Inc. In general, Go Maui, Inc. is in support of 100 percent affordable housing projects, as we are with this project. The developers are well-known and respected members of the community. The Pandemic has made it difficult to meet with them since March of this year.

We believe there may be certain elements in the proposal the developers may wish to consider and which the Affordable Housing Committee may also wish to consider as the proposal moves forward.

These are:

1. Install air conditioning in the units. Affordable does not mean exempting quality of life elements of the proposal. Without air conditioning the units will be sweltering for large parts of the day.
2. Remove the "compact stalls" language as I do not believe they are still a County option.
3. Increase number of handicapped stalls to 6. With placement at either end and in enter of parking lot. Perhaps have the Commission on Persons with Disabilities comment. Two handicapped spaces in the center of the lot makes it a long walk on a cane, or crutches or on a walker.
4. Review affordable price levels. Are the income and price levels realistic? Are they truly affordable? As interest rates remain at historic lows what will be the impact on prices? Is it possible they will rise as mortgage interest rates decline as a result of Federal Reserve policy moves?
5. If there is upward price pressure will the developer pick a date and say that from a date certain date these will be the final duplex prices?
6. Given the impact of the Pandemic on Maui County revenue it may be prudent to not provide the \$1,164,679 being asked for in fee exemptions. To give the developer credit, these request were made before the financial impacts on the revenue of the County could be fully known.

Finally, Go Maui supports the project and believes it can continue to be improved by the committee review and ultimate approval.

Mahalo,

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