AH Committee

From: County Clerk
Sent: Tuesday, September 22, 2020 1:38 PM
To: AH Committee
Subject: FW: Deakos Testimony - Please Deny Lihauʻula Olowalu Project
Attachments: Deakos_Testimony_Deny_LIHAUULA_22SEP2019.pdf

From: Mark Deakos <deakos@hawaii.edu>
Sent: Tuesday, September 22, 2020 1:35 PM
To: Tasha A. Kama <Tasha.Kama@mauicounty.us>; Alice L. Lee <Alice.Lee@mauicounty.us>; Yukilei Sugimura <Yukilei.Sugimura@mauicounty.us>; Mike J. Molina <Mike.Molina@mauicounty.us>; Tamara A. Paltin <Tamara.Paltin@mauicounty.us>; Kelly King <Kelly.King@mauicounty.us>; Shane M. Sinenci <Shane.Sinenci@mauicounty.us>; Keani N. Rawlins <Keani.Rawlins@mauicounty.us>
Cc: County Clerk <County.Clerk@mauicounty.us>; Riki Hokama <Riki.Hokama@mauicounty.us>
Subject: Deakos Testimony - Please Deny Lihauʻula Olowalu Project

Honorable Members of the Affordable Housing Committee:

Once again the people of West Maui find ourselves confronting another unwanted 201-H project seeking approval from 5 of 9 members of the Maui County Council in order to bypass the expressed wishes of the West Maui community, the West Maui Community plan, the recently revised draft West Maui Community Plan and the basic tenants of "smart growth" that the planning department is trying to instill.

We absolutely need "true, affordable housing" in West Maui and lands are available in the Lahaina area, some of which Peter Martin owns, that would meet the criteria of "smart growth." By building next to existing infrastructure, not only do you preserve agriculture land and open space and avoid unnecessary threats to our precious Olowalu reef, but you build a walkable community, where residents have easy access to schools, work and supplies, without the high cost of a car and exacerbating traffic. You also avoid the need for costly private water treatment systems (ATUs), which rapidly turn into septic systems when owners choose to no longer pay the $400/year maintenance fee or when they shut off the air pump to save electricity costs. Forty new septic systems a few hundred yards uphill of the reef is irresponsible.

Affordable housing is also about affordable living. There is nothing affordable about living in Olowalu and the need to drive everywhere, especially when 70% of the homes proposed will be over $600K and applicants will need to show income greater than $100K to qualify. The 201-H format allows for properties to be sold at market value after 10 years, which completely defeats the purpose of getting ahead of our affordable housing needs.

Since the last time an Olowalu high density project was debated and denied, nothing about this project addresses any of the concerns to protect the adjacent reef, access affordable, healthy, local food, limited water, excessive traffic and the cost of living for low income families.

We rely on our elected County Council to honor the wishes of the community, which has been loud and clear, that they do not want high density development in Olowalu. In fact, the new draft plan prepared by the CPAC explicitly restricts 201-H projects in this area. Agriculture is a perfectly acceptable use for lands in urban growth designated areas as expressed by the Maui Planning Department.

AMI Group	Configuration	Max. Sales Price
80-100%	3-bedroom, 2-bath	$506,400
80-100%	4-bedroom, 2-bath	$582,360
100-120%	3-bedroom, 2-bath	$607,700
100-120%	4-bedroom, 2-bath	$698,855
120-140%	3-bedroom, 2-bath	$708,900
120-140%	4-bedroom, 2-bath	$815,235

Figure 1. Of the 40 homes proposed, 28 (70%) will cost more than $600K and all can return to market value after 10 years.

I ask that you request the developer resubmit a project that meets the criteria of "smart growth" and strive to meet the criteria of "regenerative growth" to help restore natural habitat, ecosystem functions, add clean energy, net positive water, natural and inexpensive wastewater systems, use of non-toxic materials, landfill diversion of waste, local sourcing of materials, and addressing the health and equity of the residents and surrounding community. A developer should strive to meet all of these criteria for a net positive impact on both the environment and the people. This is being done across the country and across the globe through frameworks like Living Buildings (https://living-future.org/lbc-3_1/basics/) and doing them at the same cost of regular development. The proposed project has made little to no effort to meet any of these criteria.

The days of "minimizing impact" are over. We absolutely need to demand more from landowners and developers to apply the new mindset that is sweeping this country, one that is restorative, with an overall "net-positive" impact. All we need to do is emulate what others are already doing and we need our leadership to incentivize those standards.

Please do the right thing and deny this project and demand that developers do better to meet our affordable housing needs with frameworks that meet "smart growth" and "regenerative growth" principles.

Mahalo,

Mark Deakos, *Ph.D.*
Living Future Institute Ambassador
Napili
808-280-6448

September 22, 2020

Maui County Affordable Housing Committee

RE: Testimony requesting the Affordable Housing Committee recommend "DISAPPROVING THE INDEPENDENT DEVELOPMENT OF THE LIHAU'ULA WORKFORCE HOUSING PROJECT PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES" as part of item AH-1(7).

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