

## AH Committee

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**From:** Gye Corrow <[gyecorrow@me.com](mailto:gyecorrow@me.com)>  
**Sent:** Tuesday, September 22, 2020 6:20 PM  
**To:** AH Committee  
**Subject:** Fwd: Lihau'ula development at Olowalu

Sent from my iPhone

Begin forwarded message:

**From:** Gye Corrow <[gyecorrow@me.com](mailto:gyecorrow@me.com)>  
**Date:** September 22, 2020 at 6:18:47 PM HST  
**To:** [ah.committee@mayicounty.us](mailto:ah.committee@mayicounty.us)  
**Cc:** Gye Corrow <[gyecorrow@me.com](mailto:gyecorrow@me.com)>  
**Subject:** Lihau'ula development at Olowalu

Aloha.

From what I have seen, there are way too many valid concerns for this project to address and rectify before any approvals to proceed are granted.

First and foremost, I have to take issue with what is considered "affordable" for these purposes.

According to the table I've pasted below, eligible families of 4 with 2 wage-earners will be "affording" a half-million dollar (MINIMUM!!!) home. To be eligible for this smallest home, a family must earn 80-100% of the AMI for Maui, which according to my research is currently in the neighborhood of \$65,000.

According to MIT's Living Wage calculator for Maui, (url is below) the MINIMUM living wage for a family of 4 is \$68,000, which is close to our neighborhood AMI, so let's go with that number. Of \$68,000, \$20,000 per year is allocated for housing, which is the conventional 30% of income.

So that gives our family \$1650/month for a mortgage.

A 30 year mortgage on a \$506,000 home at 4.5% is a \$2600/month payment.

Please help me understand how this is even CLOSE to affordable for our family earning the AMI, which is also our poverty line... not a sustainable situation, by any stretch of the imagination.

Then, there's all this:

"Based on our records, the subject parcel was part of the Petition Area in Docket No. A10-786/Olowalu Town LLC and Olowalu Ekoru LLC. Petitioners filed the Petition to reclassify approximately 320 acres of land from the State Land Use Agricultural District

to the State Land Use Rural and Urban Districts for the proposed Olowalu Town Master Plan development. By order filed on December 11, 2015, the Land Use Commission denied the acceptance of the FEIS based on several factors, including/cultural archaeological, stormwater, and traffic issues and the failure of the applicable studies to sufficiently address these concerns. The LUC thereafter considered the Petition withdrawn at the request of the Petitioners. The Draft Application neglects to mention these significant events as part of the project site's history."

"The parcelization of the project site also raises questions as to the development plans for the surrounding lands and whether they too will be sized just under the 15-acre statutory threshold in future applications to avoid LUC scrutiny."

"It does not appear that the planned .69-acre neighborhood park is included within the area of the proposed boundary amendment. It is our position that the park should be included within the area of the proposed boundary amendment... ....as it is an integral component of Lihau'ula that is intended to serve its residents. As you know, the inclusion of the park would subject the boundary amendment to the approval of the LUC as the project site would then be over the 15-acre statutory threshold..."

Additional concerns about the number of exemptions requested and how these exemptions will serve to protect the existing offshore resources. The LUC also requested an assessment of the existing emergency management facilities in the area and wonder how they will demonstrate that the farm dwellings will comply with HRS 205-2 and 205-4.5 stating that agricultural activities associated with farm dwellings must be actively and intensively pursued rather than represent a secondary and passive hobby on the part of the homeowner.

Mahalo nui loa for your serious attention to the ongoing and very frustrating matter of truly affordable and sustainable housing.

Gye Corrow  
3666 L. Honoapi'ilani Rd  
Lāhaina

[Living Wage Calculator - Living Wage Calculation for Maui County, Hawaii](#)

**Living Wage Calculator - Living Wage Calculation for Maui County,...**

The single-family homes will be comprised of a mix of 3- and 4-bedroom offerings on parcels over 10,000 square feet in area. The proposed project is comprised of 40 detached single-family homes, nine parcels each over 10,000 square feet in area, and ten one-acre lots. See **Figure 3**. The 40 detached single-family homes will be available to individuals and families earning up to 140 percent of the area median income (AMI) as published annually by the County of Maui, Department of Housing and Human Concerns. See **Table 1**.

Table 1. Project Housing Mix

Number of Homes	AMI Group	Configuration	Projected Sales Price (Assumes 4.5% Interest Rate)
2	80-100%	3-bed/2-bath	\$506,400
10	80-100%	4-bed/2-bath	\$582,360
2	101-120%	3-bed/2-bath	\$607,700
18	101-120%	4-bed/2-bath	\$698,855
2	121-140%	3-bed/2-bath	\$708,900
6	121-140%	4-bed/2-bath	\$815,235

There are two preliminary renderings available, one each for the 4-bedroom, 2-bathroom layout and the 3-bedroom, 2-bathroom layout. See **Figure 4**. It is anticipated that there will be significant demand for these housing layouts based on the pent-up need for resident housing in the area.