

## AH Committee

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**From:** Heidi Bigelow <heidi@mindsong.com>  
**Sent:** Tuesday, September 22, 2020 8:59 PM  
**To:** AH Committee  
**Subject:** SUPPORT HOUSING IN OLOWALU (AH -1(7))

Aloha Members of the Affordable Housing Committee,

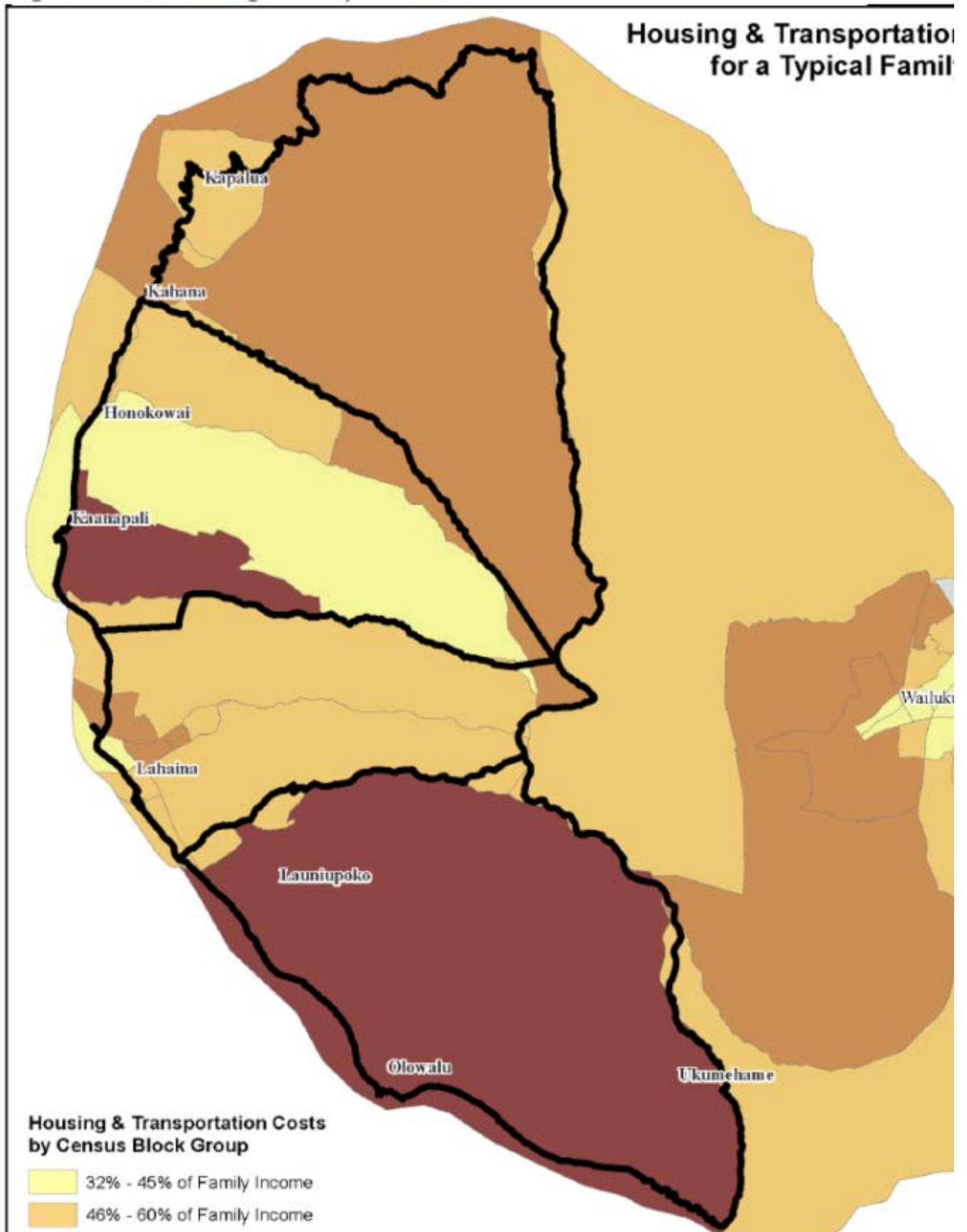
Please approve the Lihau`ula project, as proposed. Your support will give **59 Maui families** the opportunity to live in a **single family home on a larger than average lot (10,000SF to 1-acre!)** located in one of the most desirable places to live in West Maui. Other recently approved W Maui projects are rentals and relied heavily on tax credits and government subsidies. Lihau`ula is different - It offers more choices and opportunities to hard-working W Maui families. In your review of the project, please keep in mind that this project is built with **100% private funds and NO tax credits and NO government subsidies** (other than 'fast-track' and waivers of fees). Carefully consider any new conditions on the project. Burdensome conditions are the reason so many approved projects have not been built. 201H projects have a 10-year owner-occupancy requirement and only allow 1% appreciation which is a significant condition for young, first time homeowners to understand and buy into. This developer, through various partnerships has performed and built over 150 workforce homes. He is passionate about building homes for Maui's families. Please support Lihau`ula and stop our talented young families from moving to the mainland.

According to the 2018 West Maui Community Plan Community Profile:

- 78% of W Maui say they would prefer to buy a single family home
- 58% W Maui residents hope to stay in W Maui
- 31% of W Maui households spend more than 50% of their income housing.
- The Olowalu area is so desirable, that the households are willing to pay 76% to 86% of their household income on housing and transportation.

According to the 2016 Hawai'i Housing Planning Study, 34% of the 7,850 households in West Maui plan to relocate somewhere else within the state of Hawaii. The majority plan to rent, however, 90% of them would prefer to purchase their housing if they could afford to do so. The vast majority (78%) would prefer to live in a single family home and most of them would like to have 3 bedrooms and 2 bathrooms. Renters would also prefer 3 bedrooms and 2 bathrooms. Most (58%) of those West Maui residents who plan to buy within Maui County would prefer to stay in West Maui. Only 46% of those who plan to rent want to remain in West Maui. (SMS, 2016)

Figure 35. 2017 Housing & Transportation Costs



Mahalo for your consideration and support for the Lihau`ula workforce housing project.

Heidi Bigelow

Project Manager

West Maui Land Company