

AH Committee

From: John Starmer <john@johnstarmer.com>
Sent: Wednesday, September 23, 2020 8:40 AM
To: AH Committee
Subject: PLEASE DENY LHAU'ULA DEVELOPMENT AT OLOWALU

Aloha-

Yes, we need workforce housing and affordable housing in Maui, no argument there, but we don't need to destroy Olowalu and the reef to get it. The primary tenant of smart growth is to build around already existing infrastructure, which can be done in the Lahaina area through regenerative growth practices, building homes that are walkable and living in them is affordable for the residents. Building in Olowalu simply contributes to urban sprawl on Maui.

Also, At current mortgage interest rates, the lowest-priced homes in this project would be about \$600,000, and there would only be two of them. This is based on an updated Area Median Income of \$97,500. Many people who were making that kind of money are now struggling to survive, and if people can't qualify within 90 days, the developer can sell at market rates. The developer is using this process to avoid the agricultural subdivision law, cut up the land into smaller pieces, and make huge profits selling lots for "gentlemen's estate" fake farms. This drives up the cost of ag land, which is why most real farmers cannot afford to farm.

-John Starmer