

Name: David Goode

Agenda Item: C. 1. Section 2.2 Safe, Healthy and Livable Communities for All

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Aloha Chair Weltman and Members of the CPAC,

Mahalo for this opportunity to comment on the draft South Maui Community Plan Goal 2.2, relating to housing, which is the subject of your meeting on November 30.

The current draft plan is not written with clear goals for housing that are backed up with policy and action items. The only goals for housing are found on page 35 of the plan, which seeks “making existing neighborhoods more complete...”, “holding future development to a higher standard”, and “include a variety of affordable housing options near jobs”. These goals will not get the job done if a lack of affordable housing is the number one issue.

The draft plan needs to have the simple goal of addressing housing by making sure enough lands are available to produce the housing for the population increases noted in the plan, namely, up to 6100 new full-time residents. By identifying those lands and providing the tools to increase density and streamline permitting, targeting infrastructure improvements, more affordable housing products will become available.

The draft plan should also recognize that part time residents pay at least ten times the property tax as full-time residents, and therefore language to essentially eliminate this type of housing will have multiple negative effects – raising the property tax on full time residents, and encouraging part time resident home buyers to buy existing full time resident homes which raises the cost of (and reduces the supply of) housing for full time residents.

As your committee goes through the plan language, look carefully at the wording in this section with an eye towards the basic question of *“will this language help housing be built that is affordable to a variety of current and future residents of S. Maui?”*

Ask your deputy corporation counsel or planning staff if certain language restricting aspects of the countywide workforce housing ordinance, or essentially putting a moratorium on certain residential building types for the life of this community plan are legal – and if legal, what is the cost the County may be subjecting itself to by removing existing entitlements for the 25 year life of this plan?

When viewed in the above context, I would suggest your draft plan include the following policies relating to housing:

- Having enough land ready to build for the 3000 or so units needed to house 6100 additional new full-time residents, plus land for part time non-residents. The acreage for these units should have a buffer of at least 50% to account for the reality that not every parcel will be developable within the plan time frame, and the possibility of relocation due to sea level rise.
- Encourage public-private partnerships.
- Encourage infrastructure improvements to accommodate growth.
- Streamline the permitting of housing.

For action items to implement these goals and policies, consider the following:

- Prioritize roadway improvements – pick top 3 projects
- Prioritize sewer and R-1 reclaimed water improvements – pick top 3 projects
- Prioritize drainage improvements – pick top 3 projects
- Prioritize park improvements – pick top 3 projects
- Encourage development of county lands for housing – pick top 3 sites
- Encourage automatic zoning based on community plan designation and landowner plans
- Allow for more density – say 50% more - to keep construction costs and hence pricing of units down.
- Suggest an amendment to SMA law at the State level to allow ohana units by right, and to increase the threshold to \$1M for major permits. Suggest to the Maui Planning Commission to confine the SMA boundaries for the plan area to within 300 - 500' of the shoreline. Since the last law change in 2011 setting \$500,000 for major permits, more local ordinances have been implemented that address issues such as school fees, post construction stormwater runoff, energy efficiency, and as well as cultural and archaeological sites, among others. These proposed SMA changes will assist Planning staff, and land and homeowners, to focus on the areas closer to the shoreline that should be the focus of the SMA, and alleviate the costly, time consuming, and redundant reviews for many projects that are currently up to three quarters of a mile away from the shoreline.

Simplicity matters in setting these goals, policies and action items - we need housing, so chart a course that identifies the land to develop, facilitates creating partnerships to creatively address the costs to initiate housing, and guides county departments to the projects they need to implement. Of equal importance, scrutinize the other policies and action items that hinder affordable housing, are unimplementable, confusing, or of questionable legality.

Mahalo,



Dave Goode

Director, Land Development

Ledcor Maui LP