

**Name: Michele Lincoln**

**Agenda Item: C. Goal 2.5 Safe, Healthy, Livable Communities for All**

**Received: October 9, 2019**

**Testimony for CPAC Meeting October 10, 2019**

Under agenda item C #1, please put a moratorium on short-term rentals until the housing shortage crisis is resolved.

Please make provisions in the community plan for Anchor Square, the old Travel Lodge Motel, be transitioned into long-term rentals. The county housing department and the landowner have both expressed interest in converting this complex into affordable housing units.

On item #3 regarding housing, please disregard HUD guidelines for affordable housing. HUD numbers do not reflect the actual average income of the workforce necessary for tourism and agriculture.

In the recently developed residential projects in the Kahoma ahupua'a, under HUD's affordable housing guidelines, the majority of the house prices exceed \$700,000. That is unaffordable for the majority of the workforce.

Statistics show 73% of West Maui's workforce earns less than \$44,000 annually. Demands need to be met with housing affordable for that income bracket. Lease-hold land with various housing options could meet that need. Some places will be extremely modest to be affordable. Others could rival existing Laniupoko estates at a fraction of the price because of the land trust covenants.

Housing needs to be affordable in perpetuity. Even if truly affordable housing is built, after ten years they escalate to market rate. This practice is unsustainable and needs to be stopped before resources like water become unavailable.

Support more land-trust housing (like Hawaiian Home Lands) that remains affordable forever. Land-trust affordable housing or affordable rentals will be essential to maintain a reliable workforce.

After listening to comments about agriculture at Tuesday's meeting, it is important to consider the long-range value of a sustainable industry unrelated to real-estate and tourism. Diversification of industries makes economic sense.

Agriculture would provide beautiful, safe, and sustainable eco-systems. Restore historic breadfruit, mango and tamarind tree groves. Tree canopies will help capture clouds and foster a healthy watershed.

Existing infrastructure at the LWRF can pump R-1 treated water to the Honokohau ditch system. Diluting the treated water with fresh water will provide a reliable source of irrigation all the way to Launiupoko. Irrigating crops and pastures a safe distance from the ocean will allow impurities to be removed before entering the ocean.

Regardless of opinions regarding the economic sense of agriculture, quality of life is more important than a bottom line.

The Bible has guidelines for community plans. It includes public use areas and housing. Land divisions include enough pastures and farms to feed the local population and visitor industry within their region. It even has provisions for watersheds.

God gives the parameters for community plans with specific details to be decided by each community. Some factors that shape each community will be dictated by technology, geography, climate, and culture.

Community and family along with an attachment to the land are at the heart of the Hawaiian culture. It is one of the reasons so many people want to move here.

From mauka to makai, the ahupua'a system was the epitome of sustainability. Free of having to abide by a Maui Island General Plan or a Community Plan, Hawaiians naturally did what was best for the good of their community.

From young to old, healthy or disabled, they provided for one another. Housing, food supply, environmental protection, best-use land management, places of refuge and healing, protecting cultural and historical sites was life.

We are endowed with the ability to accomplish the Creator's plan. We can be certain that affordable housing and agriculture is viable because it is God's idea.