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

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

Under agenda item C #1 regarding short-term rentals, please put a moratorium on short-term rentals until the housing shortage crisis is resolved. On item #3 regarding housing, please disregard HUD guidelines for affordable housing. HUD's median income numbers are unreliable. HUD numbers do not reflect the actual average income of the workforce necessary for tourism and agriculture. Housing need to be affordable in perpetuity. Under HUD's affordable housing guidelines, the majority of the house prices exceed \$700,000 in the Kahoma residential projects. 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. Under the guise of developing "affordable" housing the West Maui Community Plan was ignored. Open space and park designations along with laws meant to protect historical property were disregarded. Please take these factors into consideration with higher levels of protection in the community plan.