

February 23, 2020

Department of Planning  
2200 Main St., Ste 315  
Wailuku, HI 96793  
Attn: West Maui CPAC

To the West Maui Community Plan Advisory Committee:

My name is Tom Coleman and I am a resident of Olowalu Mauka at 410 Luawai Street. On February 20<sup>th</sup>, at the CPAC meeting, I spoke in opposition to the proposed housing development in Olowalu. My opposition is based on my belief that the development will further worsen our problems with access to both potable and non-potable water, will damage the Olowalu reef, will increase the danger of fire, and I have observed that the developer has not honored his prior commitments. Nothing I heard in the public testimony has lessened my concerns.

Specifically, in his comments:

- 1) Mr. Martin told the committee there is no danger to the reef
  - I do not believe this is true. Mr. Martin should provide independent Environmental Impact Studies conducted by experts who are not associated with the developers. The studies should be conducted by marine biologists and not by other non-experts.
- 2) Mr. Martin told the committee West Maui Land plans to install two non-potable water wells in Olowalu to meet the needs of the farms and to reduce the danger of fire
  - I do not believe this is true. Our problem with inadequate water has existed for years. I cannot maintain my farm without water. Prior to undertaking any new development, Mr. Martin should submit his plans for well development and should put the funds into an escrow account sufficient to cover the cost of two new wells and the associated infrastructure. He should do this as proof he will honor his words.
- 3) Mr. Martin told the committee the affordable housing to be developed would be sold only to Hawaiian residents and he would prevent local buyers from flipping houses. Martin would control this by wording the deeds such that the houses could not be resold for at least 5 years.
  - While this may be his intent, I do not believe it will be effective and once the houses are built, it will be too late. Mr. Martin should provide a sworn affidavit from an officer of a Maui bank stating that an otherwise eligible buyer will be guaranteed a mortgage even if they will be restricted from reselling by the deed. To my knowledge, no bank will issue such a mortgage. Buyers file for bankruptcy. They are injured and can't work and therefore cannot pay. Spouses die and the remaining

spouse has to move. There is also the potential for fraud using co-owners and beneficiaries that can't be compelled by the terms of the deed.

West Maui needs affordable housing. This planned development is not the way to achieve it.

Thank you,  
Tom Coleman