

To: Honorable Alice Lee, Chair and Members of the Maui County Council

From: Tamar Goodfellow, President, Maui Health Foundation

Re: Support for "CR 22-85, authorizing the disposition of real property to the Maui Health Foundation and for waiver of outstanding real property taxes" and Support for "CR 22-84, authorizing the disposition of real property to the dba Na Hale O Maui and for waiver of outstanding real property taxes"

Aloha Chair Lee, Vice Chair Rawlins-Fernandez and Council Members,

My name is Tamar Goodfellow. I serve as the volunteer President of the Maui Health Foundation, a 25 year old non profit organization whose sole mission is to support the highest quality of health care at Maui Memorial Medical Center, Kula Hospital and Lanai.

My devotion to our hospital and to health care on our island stems from a personal passion to save lives here on Maui. With only one acute care hospital, Maui Memorial is the place that each of us, our family members, our friends, and our visitors will go in a life threatening medical emergency. I want it to be the best.

In addition, housing for the working members of our community, teachers, police officers, fire fighters, and so many others is equally critical if we are to maintain a safe, healthy and successful community.

This is why I am asking for your support for the transfer of these lots.

- * Each year our only hospital cares for more than 40,000 patients, including those on medicare, quest/medicaid, the underinsured and uninsured. No one is turned away.
- * Maui Memorial has the second busiest emergency department in the state of Hawaii, second only to Queens.
- * Quality of care directly correlates to Care Providers. Island wide, we are short hundreds of doctors, nurses, technicians and aides. This shortage of Care Providers is a growing issue nationwide, but Maui is particularly

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challenged with recruiting and retaining Care Providers. Right now the hospital is short staffed in every department.

- * The single biggest barrier to recruiting and keeping Care Providers on Maui is the lack of housing at all income levels.
- * The County of Maui owns 55 lots in Maui Lani, walking distance from the hospital. The Maui Health Foundation is asking for your support to transfer in fee simple, 16 of those lots to be held in perpetuity by the Foundation for Care Provider housing.
- * Our program will be modeled after Na Hale O Maui. The land will be held in perpetuity by the Foundation. Homes will be built by a home builder, and sold to care providers at leasehold rates, meaning less the value of the land, and the restriction that future buyers must also be care providers. This makes the homes, first, available nearby the hospital, and second, attainable.
- * All healthcare providers are eligible. (They do not need to be hospital employees). If applicants are below the 140 AMI, they will be directed to NHOM. If they are above 140 AMI, they will be asked to get pre-qualified for a mortgage and be part of the Foundation lottery.
- * Selection criteria will be weighted by the following criteria: greatest community need (as determined by annual healthcare survey); Maui or Hawaii born Care Provider seeking to return home; current resident Care Provider seeking to purchase their first home.
- * Home buyers will own the home and improvements, but not the land. They will pay a monthly leasehold fee, determined to cover the management costs of the program/property. (Though not yet finalized, we have begun a dialogue with Na Hale O Maui asking them to act as the property manager for the 16 Maui Health Foundation homes funded by the lease rent to not only cover their management costs but also further their mission.)
- * There are deed restrictions. When a home owner sells, there will be a shared appreciation where the home owner will retain at least 50% of any equity in the home, (less the land value). The formula will be modeled after NHOM. Because the value of the land is deducted from any appreciation of

the property, the price point for the homes can remain stable. The seller must sell to another qualified Care Provider.

* We have been asked why the County should support housing for Physicians and Nurses who earn a substantial salary, versus community members with greater financial need. Simply put, we need housing for everyone, but the ability to attract and retain Health Care Providers is becoming critical on Maui. Doctors may become wealthy over time, but initially have a difficult time qualifying for a mortgage because of their high education debt and lack of a guaranteed level of income, while they start and build their practice.

This property has a long and sordid history. Resolutions 22-84 and 22-85 are proposed as Phase 1, creating the opportunity to do something positive with the 33 lots that are not controversial, and address the critical need for workforce housing. Phase 2 includes 19 additional lots adjacent to Palama Street, that involve long standing issues (Wall, fill, drainage, etc.) that need to be resolved by engaging the Palama Street residents.

It should be noted however, that an existing archeological study conducted by Dr. Six shows no Iwi Kupuna sites on the property. If Iwis hold be found during the home development process, we are committed to stop work and follow all appropriate protocols. In addition, the State Department of Health issued a letter stating that the mill mud used as fill on the lots has been tested and cleared for use, and finally, the County of Maui Department of Water has issued verification that water and meters are available for the 33 lots.

There is a critical need for housing for Care Providers that may save your life, or that of someone you love. And a need for workforce housing for all members of our community I am happy to try and answer any questions you might have, but before I close, I would like to share a quote from Dr. Rafael Oania, a Board Certified Anesthesiologist, born and raised on Maui.

"It is a dream of mine to be able to come home to Maui to practice medicine. After years of training in New York City, I was ready to bring my talents back to Maui. However, the harsh reality of the housing crisis in Maui has steered me away from this dream. It's sad to think that a well paid physician isn't even able to afford or find an affordable home in Maui. It is a concern that not only

affects the recruitment of physicians but the prosperity of the entire working class and families who are at risk of being unable to live a reasonable life on the island that they have called home for generations.”

Mahalo for considering the passage of Resolution 22-85 and 22-84.