



February 5, 2020

Chair Tasha Kama
 Affordable Housing Committee
 200 S. High Street
 Wailuku, HI 96793

Subject: AH-10 - Biennial Review of Residential Workforce Housing Policy (Chapter 2.96, Maui County Code)

Dear Chair Kama and Committee Members:

It's a new year – Hau'oli Makahiki hou! Gung Hee Fat Choi! And an opportunity for the biennial review of the Residential Workforce Housing Policy. Ho'omaika'i ana – Congratulations! The Affordable Housing Fund and Workforce Housing Policy are working very well!

The IRS approved NHOM's mission to provide truly affordable housing for island households earning less than 140% of AMI due to the high cost of living and housing in Maui County

The Affordable Housing Fund contributed to NHOM's purchase, rehabilitation, building and sale of truly affordable homes to income-qualified island families earning less than 120% of AMI. Roughly half of our homeowners earn less than 100% AMI, with the other half earning more than 100% AMI.

NHOM's 34 single family residences – soon to become 46 - provide safe, sanitary and secure homes to families earning between 80% – 120% of AMI, are proof positive that the Workforce Housing Ordinance and the Affordable Housing Fund are working well together!

Truly affordable homes help lower the cost of living for families. They aren't 1 disaster/1 paycheck away from homelessness or forced to choose between housing, transportation, medical needs, education and other necessities. They may actually begin to save for their children's education and/or retirement, even as they build wealth through NHOM's shared appreciation.

The NHOM 'ohana demonstrate that the current AMI range for workforce housing is appropriate and should remain as originally enacted by the Council and Charter Amendment.

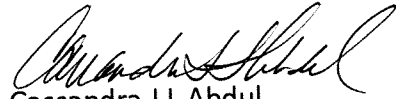
Please help keep our working families in Maui where they belong with their families, friends and support network. Together, we will create more affordable housing opportunities for our community.

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Mahalo for your continuing support of affordable and workforce housing in Maui County. We couldn't do it without you, the Workforce Housing ordinance and the Affordable Housing Fund.

Mahalo,



Cassandra J L Abdul
Executive Director

Changing lives, one home at a time.

Mission: To secure and preserve a permanent supply of affordable housing alternatives for low- and moderate-income households in Maui County.

