

HHT Committee

From: Lawrence Carnicelli <Lawrence@RAMaui.com>
Sent: Wednesday, October 04, 2017 1:14 PM
To: HHT Committee
Cc: Stacy S. Crivello; Robert Carroll; Alike A. Atay; Donald S. Guzman; Riki Hokama; Kelly King; Mike White; 'Lawrence Carnicelli'
Subject: RAM Testimony HHT-2(1) & HHT2-(2)
Attachments: Testimony HHT-2.1 housing credits 10.5.2017.pdf; Testimony HHT-2.2 resale appraisal 10.5.2017.pdf

Aloha Chair Crivello and HHT Committee Members,

I will be unable to attend tomorrow afternoon's HHT meeting. Please consider my written testimony on both HHT-2.1 and HHT-2.2 submitted here.

Mahalo,

Lawrence Carnicelli

Government Affairs Director
REALTORS® Association of Maui
Office (808) 243-8585
Cell (808) 283-6090
Lawrence@RAMaui.com



Lawrence Carnicelli
Government Affairs Director
2200 Main Street Suite 514
Wailuku, HI 96793
Office: 808-243-8585 Cell: 808-283-6090
E-mail: Lawrence@RAMaui.com

October 5, 2017
TESTIMONY HHT-2(1)

**AMENDMENTS TO THE RESIDENTIAL WORKFORCE HOUSING POLICY
(PROPOSED AMENDMENTS RELATING TO CREDITS, RESTRICTIONS FOR RENTAL UNITS,
AND VACANCIES IN RESIDENTIAL WORKFORCE HOUSING UNITS)**

Aloha Chair Crivello and members. My name is Lawrence Carnicelli submitting testimony as the Government Affairs Director for the REALTORS Association of Maui **in SUPPORT** of the proposed amendments relating to credits, restrictions for rental units and vacancies in residential workforce housing units, HHT-2(1).

REALTORS® are the #1 supporter of homeownership across the country. RAM believes in homeownership and is a huge advocate for all families to share in 'the American Dream'. However we also acknowledge that not everyone is ready to purchase a real estate and still needs a place to call home. Therefore we are also in great support of building across the full range of needs for our Maui families including rental housing and more importantly affordable rental housing.

As has been stated many times before... Maui needs to build roughly 14,000 housing units before the year 2025. However, what we don't talk about it often enough is this can include rentals as well.

RAM is in support of the Council's efforts to promote and incentivize the creation of affordable workforce rental housing. We would like to state in general that any changes to the workforce housing ordinance should be either 1) reducing regulations and burdens on affordable housing, 2) increase funding for affordable housing or 3) create incentives for the affordable housing. We feel as though this proposal is a helpful step by creating incentives for rentals just as we do for purchases.

RAM **supports** the proposal to include credits for affordable rentals as well as workforce housing. Extending housing credits to developers of workforce housing affordable rental units just makes financial sense. We believe that this incentive to developers will encourage low to moderate-income rental projects that might not otherwise pencil out. Additionally, we feel as though the same credits should be given to projects that use the State's 201H or 201G process. We feel as though the County should be encouraging and incentivizing all affordable projects.

I want to thank Chair Crivello, this committee, the Council and Administration for continuing to explore all solutions to our affordable housing crisis. We look forward to participating as one of the effective tools I the affordable housing toolbox. Please consider this a very much needed change to the code and **pass on first reading**.

Mahalo

Please Note: By receiving workforce housing credits the developer(s) are building the "affordable units" BEFORE the market rate ones. Even with the credit program we will still never get less than the required 25%. Therefore this program is a benefit to the community.