

Affordable Housing Committee (2021) on 2021-07-19 1:30 PM

Meeting Time: 07-19-21 13:30

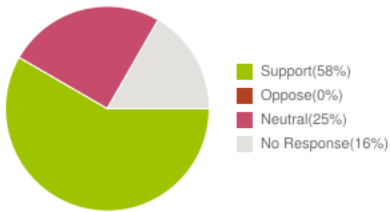
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Affordable Housing Committee (2021) on 2021-07-19 1:30 PM	07-19-21 13:30	2	12	7	0	3

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Affordable Housing Committee (2021) on 2021-07-19 1:30 PM

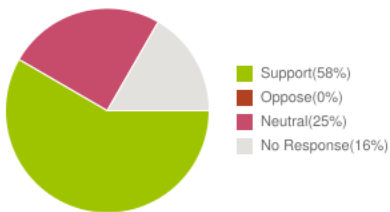
07-19-21 13:30

Agenda Name	Comments	Support	Oppose	Neutral
A G E N D A	4	2	0	0
AH-14 MISC COMPREHENSIVE AFFORDABLE HOUSING PLAN (CONTRACT C7183; HAWAIIAN COMMUNITY ASSETS, INC.) (AH-14)	8	5	0	3

Sentiments for All Agenda Items

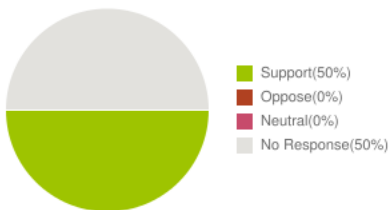
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for A G E N D A

Overall Sentiment



Guest User

Location:

Submitted At: 9:12am 07-19-21

Hello,

I'm a very concerned community member who feels there is a huge problem in the existing criteria for eligibility. I support Hawaiian Community Assets suggested revision to have a duration of 2 years of residency to apply. Ideally I think at the duration should be 3-5.

If the objective of the affordable housing plan is truly to decrease the number of people in our community who cannot afford to buy a home, then there needs to be durational criteria so they are not competing with people from off-island who have an interest in moving to Maui. If there is no durational criteria, you create unnecessary competition for affordable housing and the numbers will not decrease as it should. Not to mention, our resources are already stressed with the onslaught of visitors and new transplants who have come to our island in the recent

months, yielding community outcry to regulate and control our visitor industry more. There are so many long-term residents who have contributed to our local economy for years and have been in need of housing on this island. It should be our number one priority to help them before the housing could be an option for new residents. That's the only way we truly can make a dent in the problem.

Guest User

Location:

Submitted At: 6:58am 07-19-21

Good morning Chair Gabe and members,

I wanted to share with you that on July 6th, the Board of Stand Up Maui passed a motion to support the plan with further clarification of the implementation process. We have for many years have been asking for an affordable housing plan and thank you for having one done. We ask the Council to move quickly on plan recommendations that you can agree on and leave those which may need more study for further discussion.

I will be busy with the Stand Up Maui, Maui Tomorrow, and Share Your Mana Rally for Affordable Housing in Wailuku and Kahului from noon to 1 pm and ask you to come and stand with us for the homes our residents need and deserve. My best wishes for a very fruitful meeting with many insights on the recommendations of the Comprehensive Affordable Housing Plan. Mahalo!

Stan Franco, President of Stand Up Maui
214-3575

LeAnne Stephens

Location:

Submitted At: 8:05pm 07-15-21

I would like to address affordable housing. From what I have witnessed it caters to outsiders more than it does to our local community. You have people coming in from the mainland, Micronesia, the Philippines, and the lists go on. These outsiders work the system by going to the homeless shelters getting their names on the list and bumping off people that signed up and have been waiting months to even years. There need to be rules made that if you haven't been a resident for say, 3 + years you may not even sign up for these help programs. Our locals are leaving the island because they cannot find affordable rents! This price gauging needs to be addressed as well and people that don't even live here should not be able to buy up properties! It's a run-away train wreck! The people working in these offices need to notify people on the lists and not a one phone call and say "well they didn't answer, who's next? There has to be a process and a reasonable time allotment in contacting someone! They put people that are stressed beyond stress into a worse crisis in the way they conduct business! TIME FOR CHANGE!!!!

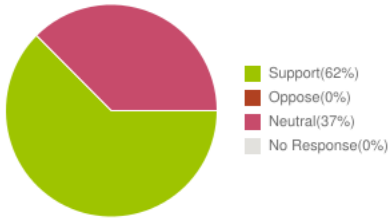
Guest User

Location:

Submitted At: 9:11am 07-14-21

The best way to create a slum is to have government contract housing which they cannot and will not maintain.

Overall Sentiment



Pamela Tumpap

Location:

Submitted At: 2:27pm 07-19-21

Aloha Chair Johnson, Vice-Chair Molina and Members of the Affordable Housing Committee, We have strongly supported this plan and are excited to hear more during today's meeting. With this presentation and final plan, we hope we can quickly move forward with legislation to get needed affordable housing and rentals in the pipeline this year and swiftly reduce the backlog of desperately needed units. We are happy to continue sharing our comments as this issue moves forward. Mahalo for funding this plan and we look forward to working with you to make significant progress on this top community priority.

Sincerely,

Pamela Tumpap

President

Maui Chamber of Commerce

Guest User

Location:

Submitted At: 9:50am 07-19-21

Hello

I'm writing to support the revision to add a 2 year durational criteria for eligibility to apply.

If the objective of the affordable housing plan is truly to decrease the number of people in our community who cannot afford to buy a home, then there needs to be durational criteria so they are not competing with people from off-island who have an interest in moving to Maui. Otherwise, unnecessary competition is being facilitated. Not to mention, our resources are already stressed with the onslaught of visitors and new transplants who have come to our island in the recent months. All the while, there are so many long-term residents that have been in need of housing on this island for too long. It should be our number one priority to help the existing community in need, before offering the housing to new residents. That's the only way we truly can make a dent in the problem.

I absolutely support a revision to the plan that requires at least 2 years of residency to be able to apply.

Todd Apo

Location:

Submitted At: 9:10am 07-19-21

Attached please find testimony from the Hawaii Community Foundation.

Guest User

Location:

Submitted At: 8:37am 07-19-21

A list of things to consider when putting your plan together

0- First before anything please watch the movie show "Show Me Hero". It will change your purview. and watch this testimony from Stan, a homeless person in Maui

<https://www.youtube.com/watch?v=10pzS-OxcGw>

1- do not isolate one financial group from another when planning “communities”. This further ghettoizes people and gives drug use and other forms of toxic drama a place to thrive.

2- Please consider creating structures and support for the many many single people, older folks of modest means with empty nests and couples who will not be having children.

There is a great need for simple, safe clean reasonable rooms to let (not low income with it's many many caveats) whereby a person may live simply and casually for a period of time as a resident, say 6 months or for as long as they like.

Rooming houses, houses that share a common kitchen with other basics that people need such as showers, wifi, laundry, etc. Many folks just need the basics.

Many would be happy with that. The old YMCA style situations were used to great benefit. not dissimilar to a youth hostel but longer term and each with their own discreet space and affordable. This was a VERY successful model during the depression and through to the 70s. It may be time to revive it.

Many folk got a leg up this way. Many were able to create simple, peaceful lives for themselves away from the stress of excess financial exigencies.

3- give real discreet space to each unit. Do not surround those spaces with common areas wher trouble can brew (see #4).

Crowding creates drama creates stress creates abuse creates calls to the police and social services etc.

4- Avoid providing common areas like hall ways and stairwells, lawns, and playgrounds.

Places were no-one has dominion, where trouble cannot be asked to leave, or where trouble can brew in privacy and no-one has oversight.

They are hard for police to monitor (if they care to) and create potential danger to children and vulnerable adults.

Build neighborhood parks instead off property that the county or state sees to, but no common areas on site around units.

5- Work toward legalizing the use of (legal/working) cars/vans (for the registered owner/s only) as domiciles.

Legalize and provide- don't chastise and deride.

Build facilities and support structures whereby those living on 4 wheels can pay for services per use, or by subscription, that a domiciled person would not think of as lacking. Ie, showers, laundry, common kitchen, safe place to park at night, get out of the rain or weather, wi-fi, business/work areas for day use, telephones, storage lockers, fellowship without feeling demoralized or being treated as a less-than.

This will facilitate being able to work, get jobs, having a place to prepare and look for one and to stay clean and healthy, to be able to show up fresh and ready for work, stoked for it.

We have business and creative “incubators”, why not quality of life enhancement incubators, or social currency incubators.

This is one of the biggest hurdles facing Maui and All of Hawaii and indeed all the states. Many folk are simply priced out of the market and had jobs before losing their places to live. They have still have some resources and revenue streams or would if they had such a place as this to prepare for a day's work or work from in they are remote workers. Starbucks and the library have been a big set back for some.

6- use renewable building materials and architecture that will allow for the most natural airflow-minimum air con use. Be ecological in the planning stage. Solar hard baked into the structures wiring etc. many smaller structures have better air flow (and fewer noise complaints), smaller eco foot print than larger beehive crowding.

There's my 6¢! thanks for reading this far

Dr. Jennifer Salisbury

Location:

Submitted At: 4:52pm 07-16-21

Affordable Housing Committee, reviewing this 264 page report, I believe you may have overlooked three critical assumptions that render this study irrelevant. Item 1: On page 12 you list the team members contributing to the report with only ONE "contractor"; this person could not be verified by name given in the report. Further, where

are the developers contributing to this plan? I would like to know if any team member has contributed any funds - even one dollar - to the housing and/or development on Maui, outside of their primary residence. My guess is that the answer is none. Item 2: Page 20 includes assumptions. Sadly, you are missing the biggest assumption of all: that Maui County Council actually WANTS to contribute to solve the housing problem. Based on my years as a part of a general contractor duo, a commercial and residential developer, and as an active construction industry supporter, I see the Council saying words that get them elected which include "affordable housing". However, when it comes to action, you will see that this now re-elected council is actual negative in the housing it is providing. The omitted assumption of Council support is quite critical. Item 3: Page 61 is the action plan for moving forward in the first year on this plan. Unfortunately, in the first 30 days is a review with Council to find "areas of consensus". Let me help you with this one: there are none.

At over \$1,000 per page of this report, there are many assumptions that the housing problem will be solved sometime soon. Unfortunately, the conversation is one sided. Community groups such as Maui Chamber of Commerce including the Construction Industry of Maui, among others, are waiting to discuss with not only Council - with anyone - who want to promote trades on Maui. This will keep Maui's youth employed right here on Maui.

As a former candidate for the Maui Planning Commission, I have seen first hand the fear of developers and contractors like me. Unfortunately it is people like me - who provide long term housing on Maui every single day - who are the very ones to put this plan in action. I read this report and shake my head. The County just paid for this incredible comprehensive plan which, quite frankly, is not needed. Doug Spencer told Council about a decade ago how to solve the housing problem. I truly believe if Maui County Council wanted this problem solved, they would do it. They pay for plans like this to get them re-elected. This plan is not feasible because Council will never buy in.

Jason Economou

Location:

Submitted At: 12:37pm 07-16-21

Aloha Chair Johnson and Committee Members,

I am submitting this testimony on behalf of the REALTORS Association of Maui (RAM) and our many members in general support of the Maui County Comprehensive Affordable Housing Plan. RAM has spent years advocating for policies like Individual Development Accounts, adaptive reuse of commercial structures, community land trust housing expansion, streamlined development standards, and increased County investment in infrastructure, and we are pleased to see these policies included in the plan. Therefore, we maintain our support for these policies, as well as the majority of the other goals and policies outlined in the plan.

Notwithstanding, RAM also recognizes that some of the goals and strategies outlined in this plan may be difficult, or even impossible, to effectuate in the desired timeline or manner proposed. Though that may be the case, I urge this Committee not to use that as an excuse to disregard the plan as a whole. This community has seen too many "affordable housing plans" result in nothing over the last decade, and we don't want to see that again. If done properly, even partial implementation of the proposed plan could result in a large increase of affordable housing inventory for Maui residents, and that is worth striving for. I encourage the Committee to be thoughtful and flexible in your approach to the policies that you ultimately adopt from this plan, and please be open to streamlining the process of project approvals.

Mahalo,

Jason A. Economou
Government Affairs Director
REALTORS Association of Maui

Guest User

Location:

Submitted At: 2:47am 07-15-21

I fully support the revisions to the Affordable Housing Project proposed by the Hawaiian Community Assets.

Requiring applicants to have lived on Maui for at least 2 years helps ensure that this opportunity will be available to longer term Hawaii residents rather than anyone who arrives on the island.

Elizabeth McGain

Location:

Submitted At: 4:31pm 07-14-21

Aloha Maui County Council Members,

The Affordable Housing Project caught my eye due the scope of the project. In particular what I wanted to understand is the safeguards which have been set for eligibility to purchase the affordable housing, to ensure Maui Residents are the actual party benefitting from the project

Unfortunately, the existing ordinance does raise a red flag for me. Most of the criteria listed in the ordinance opens the Affordable Housing Project up to just about anyone who arrives in Maui. This does not appear to be for the benefit of long time and existing residents. The existing ordinance seems to address workforce housing and expansion, not caretaking our own Ohana, and preserving the island resources we are rapidly depleting. Most residents don't know about the ordinance. They are just looking at headlines -Affordable Housing Project- (which we do need), they are assuming safeguards are in place. We the residents, who have been living on Maui and our Ohana will benefit, but please protect that opportunity. Ensure this project has integrity in its purpose and is not misused to import more people at a time when we need to be putting on the breaks and re-evaluating our path forward. It is imperative to recognize how the existing ordinance could be manipulated, and misused. I am glad I was concerned enough to ask the right questions, and I have the opportunity to voice my views. My request, move forward with great awareness of the responsibility of protecting the Island and consider the quality of life of all of the existing Ohana here.

I ask you to take up the Recommendation at the end of appendix G to change the definition of "Qualified Resident" update county ordinance 2.96,2.97,3.35 and other applicable affordable housing policies for for-sale programs only, with the following definition for a "Qualified Resident".

A "Qualified Resident" is defined as a person who currently resides or is employed within the County of Maui, for a period of at least 2 years prior to filing of an Application for an Affordable Housing Unit, with documentation, including but not limited to, three years of filed income tax returns, W2's, or benefits, statements confirming residency or employment within the County of Maui, with at least 75% of a residents income generated within the County.

Mahalo Maui County Council for the opportunity to share my views, at a critical juncture.

Best,

Liz McGain



HAWAI'I COMMUNITY FOUNDATION
Amplify the Power of Giving

To: Maui County Affordable Housing Committee
Gabe Johnson, Chair
Michael Molina, Vice Chair

From: Micah Kāne, Chief Executive Officer & President
Hawai'i Community Foundation

Re: Testimony for Maui Comprehensive Affordable Housing Plan
Date: Monday, July 19, 2021
Time: 1:30 P.M.

Dear Chair Johnson, Vice-Chair Molina and Committee Members,

My name is Micah Kāne, CEO & President of the Hawai'i Community Foundation ("HCF"). I am submitting this testimony on the Comprehensive Affordable Housing Plan (the "Plan"). First, I want to thank the Council, along with the Mayor and his administration, for their collective effort to put a focus on Maui's housing needs. The community needs your leadership. It is with that focus and everyone's willingness to work together that we can fix broken systems, capitalize on the resources and expertise, and find true housing solutions. The cornerstone of our testimony today is to commit to you that HCF, through our House Maui Initiative,¹ is willing to provide resources, be a resource, and serve as an objective, community convener in working with the County on housing solutions.

My second thank you goes to the Council for commissioning the Plan and to the hard work of Hawai'i Community Assets and the many parties that came together to create the Plan. The Plan is a great piece of the puzzle we are all putting together to solve housing issues. It provides key data to guide our decisions and many ideas that will help bring housing solutions. We support these items that focus on reducing impact and aligning resources:

- Policy Priority 3 (Streamline planning and permitting process) is a much-needed need effort for housing solutions. This has been a talked about for a long time as a way to solve a broken system that must be properly implemented to bring about housing solutions by reducing time, risk, and cost to the development process.
- Policy Priority 1 (Update the county zoning code) can similarly be a key factor in bringing housing solutions, provided it is done properly.
- Goal 5 seeking to reduce and/or eliminate inclusionary zoning and other similar regulatory requirements is vital to future success, again allowing housing to be developed with reduced risk, time and cost.

¹ HCF's House Maui is built on three key pillars, with a goal of bringing all levels of government, elected leaders, nonprofits, home-builders and the community together to create 11,000 additional housing units for working families on Maui: i) Align new and existing resources; ii) Educate and advocate; and iii) organize and engage. For more information: www.housemaui.com

- Calling for the system (government) to invest in off-site (regional) infrastructure (page 6) is key to keep housing affordable at all levels. As the Plan identifies, regional infrastructure is identified as a major cost that increases home prices. Success of this government-led model is highlighted in the attached OpEd piece that ran in the Star-Advertiser yesterday.

But we recognize that the Plan is not perfect. We are functioning on high fragility in the housing arena, and no one part of the community can take the hit in order to fix the system. It is why we advocate to better align our existing limited resources before impacting portions of housing development as a solution. With that in mind, in our preview, the Plan makes some recommendations that may harm housing solutions, reduce housing production and cause higher housing prices. Therefore, we would oppose:

- Goal 3 (Require developers to dedicate 20% of their land to affordable development) is a dangerous blanket requirement that goes against the reducing requirement housing development and risks slowing and/or stopping housing development. We need to let developers, both for-profit and non-profit, develop housing without unnecessarily infusing government into the process by requiring a land dedication. Adding the “cost” of having to develop a 20% portion of land (as opposed to developing 20% of the units as affordable) could make the development infeasible. When you factor in other impacts and dedications required of developments, this additional burden could push many developments (especially those with smaller footprints) over the edge. Furthermore, if implemented, government is likely to end up with undevelopable lands or, due to government rules, spend more time and money developing what the private sector can do more efficiently.
- Blanketly mandating “duplexes on all corner lots” (page 24) also goes against reducing requirements on housing development. It seems to be a somewhat random idea that may or may not be feasible for the road plan of a development. While we would support finding ways to increase density of development (using a smaller footprint and fewer infrastructure need for more homes), simply mandating duplexes on all corner lots will not work.
- Calling for market housing to pay for most or all of regional infrastructure (page 28) is the type of burden that stops housing development, extending the lack of supply that the County is currently struggling with, and reducing the number of affordable homes being available. Comprehensive housing solutions rely on market housing development that creates new affordable housing. Aligning government resources at all levels has proven successful. Continue that effort. This recommendation too narrowly attempts to relieve impact on homes for residents under 120% AMI, while ignoring the significant number of Maui residents in the workforce who need a home, but earn more than 120% of the AMI. Collective government dedication can solve this regional infrastructure issue for all residents. Do not put the burden back on home development – that is exactly what increases the cost of homes for Maui residents.

Finally, we note that asking to spend \$1.169 billion (page 10) must come with a number of caveats. As just noted, we cannot impose new penalties, burdens and extractions on stakeholders that are barely getting by when we are currently doing a poor job at allocating substantial resources we currently have. We, and specifically government in this case, must determine how

to spend money efficiently before we can ask anyone to dedicate that magnitude of dollar commitment.

It is our collective duty to put together the right pieces, examining the intended and unintended consequences, and make bold decisions to bring greater housing opportunities to Maui residents. We look forward to diving deeper into the Plan with you and finding the solutions that work. As we all commit to working together on solutions, I briefly provide three key points:

Beyond the Headlines – The Devil is in the Details. It is often too easy to follow simple headlines without fully examining the details of what's behind that headline. "Affordable Housing" always sounds nice. But how policies are implemented and the details on how the system is actually working, is what ultimately brings solutions or creates havoc. We must get past things that sound nice and ensure that we are focusing our efforts on creating true solutions.

Our Mission is to Serve the Community - Real Solutions May Make Everyone a Little Uncomfortable. As Hawai'i's only Community Foundation, our mission states: We inspire generosity, advocate for equity, forge connections and invest in community to create a better Hawai'i. Our motivation for House Maui is centered around what the community believes is best for itself. We are not biased by any other motivation. And we hope that our ability to be objective, hear all sides, and make recommendations will be helpful and successful. We expect that everyone, on all sides, will be a little uncomfortable at times. No one perspective is absolutely right. It's going to take everyone "giving a little" for us all to be successful as a community.

We See Solutions. Our House Maui efforts to date have started down paths of success. We are committed to continuing those efforts and expanding on them. Collective efforts between County, State and Federal leadership have put the Waiale Road extension on a path from being a County and Developer financial burden, to potential State and Federal funds and resources lessening that burden. This leads to more affordable housing and reduced overall housing prices. While not highlighted in the Plan, further efforts to align all levels of government, and add philanthropy as a fourth "P" to triple-P (Public Private Partnerships) can be an important factor in housing solutions. Another key solution is the success of Financial Opportunity Center and similar financial counseling centers that help Maui families position themselves for housing opportunities by increasing their credit scores, planning for rent deposits and mortgage down payments. The Plan and the Council's efforts going forward have the opportunity to expand on these successes and bring housing solutions to Maui residents.

Everyone, collectively, will need to make tough decisions, We are excited by the opportunity to be a part of the effort to address the challenge. At this point, we do not pre-suppose any specific outcomes. That must come from collective discussions. We at HCF are ready and willing to commit our time and resources to partner with the County on these efforts. Because we foresee the opportunities for system changes in multiple sectors – from policy to implementation – we believe this effort has the potential to develop models that will create homes for Maui residents and ultimately, a thriving Hawai'i.

Thank you for the opportunity to provide testimony on this matter.

Column: Maui road leads to affordable housing

An opportunity awaits us that could begin the journey of elevating Hawaii's people and place. It's the building of a simple road. And while its construction would lack the glamor of a new stadium or innovative facility and there would be no glitzy groundbreaking, its impact on Maui families could be profound. In fact, this simple road could catalyze affordable housing opportunities for local families at a scale Maui County hasn't seen for decades.

Infrastructure — roads and public utilities that include water, sewer, and electricity — is the foundation of a sustainable housing market. Eliminate any of these and the entire housing ecosystem falters. Over the past 40 years, Maui has not been able to build out this infrastructure and has instead placed the burden of paying for infrastructure on local homebuyers, which has resulted in the staggering home prices we see today.

For years, Hawaii has struggled to provide residents with opportunities for affordable housing. While the state has had some successes, housing costs — even those described as “affordable” — are typically beyond reach for many Hawaii families. It is undisputed that housing costs for Hawaii residents are impacting our families, our economy, and our community at large — and unfairly impacting those who need help the most.

Nowhere is this truer than on Maui, where the median price of single-family homes is the highest in the state at \$1.11 million. Even families that have managed to purchase or rent often struggle. On Maui, 24.2% of residents pay more than 50% of their household income towards housing, compared to 18% statewide.

Local working families are being priced out of Maui, forced to leave simply to survive. It is forecast that nearly 13,000 affordable homes will be needed for families making less than 140% of the area median income in Maui County by 2025. The lack of affordable housing threatens the social and economic fabric of the community.

Maui County, in partnership with the state Department of Transportation, is addressing this critical gap. It is pursuing a federal RAISE grant to help fund the Waiale Road Extension in Central Maui. If built, the extension would connect Waiale Road to Honoapiilani Highway, providing access to land for development and agriculture. Most importantly, it would mitigate development costs and make thousands of affordable housing opportunities available to local families. Eight affordable housing developments already planned adjacent to the Waiale Road Extension would yield 1,453 affordable homes.

The grant opportunity is part of the Biden administration's Rebuilding American Infrastructure with Sustainability and Equity (RAISE) program, which aims to modernize infrastructure across the nation by making \$1 billion in funding available in fiscal year 2021 for transportation

projects. A RAISE grant would provide up to \$25 million of the Waiale Road project's estimated \$35million cost.

Pursuing this grant and building this road have the potential to set Maui on a course for sustainable growth — and provide a real solution to the need for affordable housing — for decades to come.

This isn't pie-in-the-sky thinking. It's already working on Oahu. Kualakai Parkway, which connects H-1 freeway and Kapolei Parkway in Kapolei, was the impetus for the so-called "second city" in West Oahu. Eighty percent federally funded, Kualakai Parkway helped spawn new housing developments (some affordable and some reserved for Department of Hawaiian Home Lands beneficiaries) as well as major institutional infrastructure projects, including University of Hawaii-West Oahu, Ka Makana Ali'i regional shopping center, a new public elementary and middle school, and the Kroc Center.

Real collaboration by the county, state and federal government and the private sector will lead us to lasting solutions to the affordable housing crisis we face today.