

AH Committee

From: Lori Sablas <sablasl001@hawaii.rr.com>
Sent: Tuesday, September 03, 2019 9:44 PM
To: AH Committee
Subject: Affordable Housing Projects Agenda Item AH-1 (3) Sub (3)
Attachments: RE_Survey Upupdate.eml

Aloha awakea, members of the Affordable Housing Committee:

I am writing in support of the Makila Farms project. We are all in agreement that affordable/workforce housing is in dire need. Congratulations for being akamai by designating a special committee to address this matter. Now, take action!

You have before you a project that, in my opinion, satisfies the criteria for fast track housing. Don't delay. Take action. Make affordable housing a reality while you are still in office. You have spent hours and hours on this one issue...too much waha nui. Now is your opportunity to take action.

I am also taking the opportunity to share with you the Final Analysis of the West Maui Workforce Housing Survey (attached), an undertaking of the Maui Economic Development Board. I trust you will take the results of the survey to heart as this represents the **grassroots voice of the working community**. I don't believe anyone else has taken the initiative to assess the needs of workforce/affordable from the bottom up. For full details on the survey, you can go to the MEDB website at www.medb.org/wmauisurvey. Of special interest, please note that of the 361 responses received, almost two-thirds of the respondents have lived on Maui for at least 15 years and **19% are lifetime residents**. Furthermore, **84% of respondents who currently rent reported that if affordable homes were available, they would like to buy one**. **YOU** have the opportunity to make this happen now!

Mahalo,

Lori Sablas
Community Advocate

AH Committee

From: Amber Hardwick <amber@medb.org>
Sent: Tuesday, September 03, 2019 3:31 PM
To: Lori Sablas; John Harrisson
Cc: Leslie Wilkins
Subject: RE: Survey Uppdate
Attachments: Final West Side Affordable Housing Survey Results - SUMMARIZED.pdf; Final West Side Affordable Housing Survey Results - ANALYSIS.pdf

Aloha Aunty Lori,

Please find the final survey results and analysis attached. We collected a total of 361 surveys.

The survey was closed as of August 31 and we have [updated the website](#) accordingly. Visitors may download the survey results if they wish.

We wish you much luck at the hearing!

Mahalo,
Amber

Amber Hardwick | *Project Manager*



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-----Original Message-----

From: Lori Sablas [<mailto:sablasl001@hawaii.rr.com>]
Sent: Friday, August 30, 2019 4:45 PM
To: John Harrisson <john@medb.org>; Amber Hardwick <amber@medb.org>
Cc: Leslie Wilkins <leslie@medb.org>
Subject: Survey Uppdate

Aloha John and Amber,

On Wednesday, Sept. 4, the Affordable Housing Committee is convening a meeting at 1:30 pm. On the agenda is a proposed project for 19 workforce housing on 2 acre lots in Launiupoko. I would like to submit testimony updating the council members on the workforce housing survey. Would it be possible for you to provide this for me?

Mahalo,

Lori

WEST MAUI WORKFORCE HOUSING SURVEY

Summary of Final Results | *N denotes number answered*

Question 1: What industry are you employed in?

N = 361

56%	Visitor Industry: Hotels, Resorts, Lodging, Restaurants & Retail
13%	Public Sector (Teachers, police, fire, etc.)
4%	Non-profit sector
4%	Financial, Real Estate
4%	Construction
19%	Other

Question 2: Commute to Work:

N = 361

82%	Car
4%	Car Pool
7%	Don't commute
2.5%	Employer transportation

Question 3: Commute From:

N = 350

75%	West Side
16%	Central Maui
4%	South Maui
3%	Upcountry
2%	Other (North shore, East Maui, Lanai)

Question 4: Outbound Commute (From West Maui)

N = 44

Main destinations: Central (26) and South (9)

Question 5: How long have you lived at your current address:

N = 354

< 1 year	10%
1-5 years	32%
5-10 years	23%
10+ years	35%

Question 7: Current Living Situation:

N = 352

Rent	53%
Own	33%
Live with Family	11%
Other	3%

Question 8: Renters: Monthly Rental Rate:

N = 186

<\$1,000	16%
\$1,000 - \$1,500	36%
\$1,500 - \$2,000	28%
\$2,000 - \$3,000	18%
> \$3,000	2%

Question 9: Renters: Type of Rented Space

N = 184

Single Family home	18%
Ohana (attached)	32%
Ohana (detached)	13%
Condo	15%
Room in a home	12%
Other	10%

Question 10: Renters: Does anyone in your household receive rental housing assistance?

N = 186

No:	91%
Yes, Public Housing	2%
Section 8	2%
Don't know/Other	5%

Question 11: Renters: Have you ever owned a house or condo?

N = 185

Yes:	18%
No:	82%

Question 12: Renters: Which Living Situation do you prefer?

N = 186

Affordable Rental:	22%
Affordable Home Ownership:	72%
Don't Know:	6%

Question 13: Renters: If affordable homes were available, would you want to buy one?

N = 184

Yes:	84%
No:	7%
Don't Know:	9%

Question 14: Owners: Type of Ownership

N = 113

Single Family Home	70%
Condo:	25%
Other:	5%

Question 15: Owners: Mortgage Range

N = 113

No mortgage	17%
<\$1,000	1%
\$1,000 - \$1,500	13%
\$1,500 - \$2,000	22%
\$2,000 - \$3,000	28%
>\$3,000	19%

Question 17: Are you interested in attending educational seminars?

N = 257

Yes, For First-time Buyers	55%
Yes, Financial advice on saving for a home purchase	50%
Yes, Educational home-buying seminar	53%
No	26%

Question 18: If you are looking to purchase a house, what type of single family home?

N = 264 (Note: some respondents selected more than one category)

1 to 2 bedroom	38%
3 to 4 bedroom	58%
5 + bedroom	3%
Not currently looking or N/A	17%

Question 19: Current Annual Household Income

N = 261

<\$65,120 (Up to 80% AMI)	43%
\$65,121 to \$81,400 (80% to 100% AMI)	22%
\$81,401 to \$97,680 (100% to 120% AMI)	15%
\$97,681 to \$113,960 (120% to 140% AMI)	8%
More than \$113,960 (140%+ AMI)	11%
Decline to answer	3%

Question 20: Born and/or raised in Hawaii?

N = 341

Yes	40%
No	60%

Question 21: What Hawaiian Island were you raised on?

N = 137

Maui	76%
Oahu	18%
Hawaii	3%
Molokai	1%
Lanai	1%
Kauai	1%

Question 22: How long have you lived in Maui County?

N = 338

Lifetime	21%
25+ years	22%
15 to 25 years	23%
5 to 14 years	23%
1 to 4 years	10%
Less than 1 year	1%

Question 23: Are there multiple generations living in your home?

N = 337

Yes	42%
No	58%

Question 25: Are you considering a move to the Mainland?

N = 339

Yes	25%
No	75%

Question 26: Why are you considering a move to the Mainland?

N = 85 (Note: some respondents selected more than one category)

Cost of living	78%
Lack of affordable housing	79%
Work-related opportunities	25%
Family	4%
Other	13%

Question 27: Would you be willing to attend a County Council meeting to show support for a workforce housing project?

N = 336

Yes	64%
No	8%
Not at this time	30%

Question 28: When would you be able to attend a County Council meeting?

N = 187 (Note: some respondents selected more than one category)

Evening	76%
Morning	35%
Afternoon	30%

Question 29: Where would you be able to attend a County Council meeting?

N = 188 (Note: some respondents selected more than one category)

West Maui	82%
Central Maui	36%
South Maui	13%
Upcountry Maui	8%

Question 30: Would you be willing to submit written testimony to show support for a workforce housing project?

N = 300

Yes	61%
No	6%
Not at this time	33%

WEST MAUI WORKFORCE HOUSING SURVEY

Final Analysis

- We received 361 completed surveys.
- 56% are employed in the Visitor Industry, a representative number. 13% in the public sector (teachers, fire, police, local government etc., also representative)
- Almost two-thirds of respondents have lived on Maui at least 15 years (19% are lifetime residents)
- 42% live in a multiple-generation home
- As many as 25% of those surveyed are considering a move to the Mainland – which has serious implications for our economy and the visitor industry in particular. 79% of these specifically cite lack of affordable housing as a reason
- 53% of respondents rent, 33% are home owners, and 11% live with family
- 65% of all respondents have a Household income that falls below the 100% of HUD median income threshold of \$81,400. 43% of all respondents fall below the 80% median household income threshold of \$65,120.
- A recent study, the ALICE report published by Hawaii United Way, estimates that 52% of Maui households are living paycheck to paycheck.
- 80% of renters surveyed pay less than \$2,000 per month in rent.
- Latest Realtor Association of Maui data show that the median price of a single family home on the West Side is \$850,000. With 20% down (\$170,000), a mortgage would cost almost \$4,000 per month. This shows the affordability gap
- 47% of home owners report a mortgage payment of more than \$2,000 per month (30% or more of household AMI)
- 84% of respondents who currently rent reported that if affordable homes were available, they would like to buy one
- 64% of all respondents say they would be willing to attend a County Council meeting to show support for affordable workforce housing