

MICHAEL P. VICTORINO  
Mayor

LORI TSUHAKO  
Director

LINDA R. MUNSELL  
Deputy Director



DEPARTMENT OF HOUSING  
& HUMAN CONCERNS  
COUNTY OF MAUI  
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2019 MAY 15 AM 10:44  
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COUNTY COUNCIL

May 14, 2019

Honorable Michael P. Victorino  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

*Michael P. Victorino* 5/14/19  
Mayor Date

For Transmittal to:

Honorable Tasha Kama, Chair  
Affordable Housing Committee  
Maui County Council  
200 S. High Street  
Wailuku, Hawaii 96793

Dear Chair Kama:

**SUBJECT: PRESENTATION RELATING TO THE KAUAI HOUSING SUMMIT HELD ON FEBRUARY 22, 2019 (AH-17(8))**

In preparation for the May 15, 2019 Affordable Housing Committee meeting, enclosed is a thumb drive containing a Power Point presentation which will be presented to Committee on the Kauai Housing Summit. Also attached is a hard copy of the presentation for your review.

Thank you for your attention to this matter. Should you have any questions, please feel free to contact me at Ext. 7805.

Sincerely,

LORI TSUHAKO, LSW, ACSW  
Director of Housing and Human Concerns

Attachments

# Kaua'i Housing Summit Presentation AH-17(8)

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MAY 15, 2019



# Kaua'i Housing Summit – Feb 22, 2019

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- Reviewed Affordable Housing and the County's Role
  - How Does the County Achieve Affordable Housing?
  - Breakout sessions:
    - Housing Policy
    - Land and Infrastructure
    - State of Homelessness
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# What is Affordable Housing and What is the County's Role?

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- Affordability is Based on Income
  - Area Median Income (AMI) is updated annually by HUD
  - Used to calculate for-sale prices and monthly rental limits

# What is Affordable Housing and What is the County's Role?

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- Hawaii Housing Planning Study (project housing demand)
  - Special Action Team on Affordable Rental Housing
    - State Affordable Housing Report and Ten-Year Plan
  - Hawaii Interagency Council on Homelessness
    - State Framework to Address Homelessness
  - Hawaii Interagency Council for Transit Oriented Development
    - Strategic plan to facilitate the development of TOD projects, specifically on State lands
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# How Does Kauai Achieve AH?

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- County Initiatives That Support Development
    - Electronic Plan Review
    - Fast track permitting
    - Developer incentives (fee waivers, etc)
  - Partnerships with local and non-profit developers
    - County is not afraid to embrace new processes and approaches
  - Financial resources
    - Kaua'i County is particularly skilled in leveraging resources
    - CDBG (off-site infrastructure)/HOME Program/LIHTC
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## Break out – Housing Policy

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- Kaua'i County has an Inclusionary Zoning Policy
  - Has never been used
  - Participants spent significant time asking Maui about MCC 2.96

## Break out – Land and Infrastructure

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- Infrastructure is a major cost for Developers
- Where should County encourage development?
  - In-fill projects
  - Projects close to existing infrastructure

## Break out – Homelessness In Kauai

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- Ohana Zone Initiative
  - Kaua'i was not further along in OZ than Maui
- Committed to Providing Temporary Employment for homeless individuals wishing to work

# Takeaways

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## SIMILARITIES

- Have a steep housing demand
- Provide developer incentives and fast-track permitting resources
- Have partnerships with local non-profit developers and financial resources
- Same challenges with infrastructure and homelessness

## DIFFERENCES

- Electronic Plan Review
- CDBG
- Kauai County Housing Agency
- County-wide alignment
  - agencies, mayor and council
  - developers
  - public

# MAHALO

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- Any questions?