

HHT Committee

From: Stacy Ellamar <sellamar@prp-hawaii.com>
Sent: Thursday, November 17, 2016 11:00 AM
To: HHT Committee
Subject: HHT-2 Amendments to the Residential Workforce Housing Policy
Attachments: Testimony_Amendments_Residential Workforce Housing_17 Nov 2016.pdf

Aloha,

PRP would like to submit the attached testimony supporting the Amendments to the Residential Workforce Housing Policy (HHT-2).

Please feel free to contact me with any questions.

Mahalo!
Stacy

Stacy Ellamar
Government Relations Specialist



Pacific Resource Partnership

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Testimony of
Pacific Resource Partnership

Council of the County of Maui
Housing, Human Services and Transportation Committee
Stacy Crivello, Committee Chair
Gladys C. Baisa, Committee Vice-Chair

Subject: Amendments to the Residential Workforce Housing Policy (HHT-2)

Thursday, November 17, 2016
1:30 PM
Council Chamber
Kalana O Maui Building, 8th Floor
200 South High Street
Wailuku, Hawaii

Aloha Chair Crivello, Vice-Chair Baisa and members of the Committee:

Pacific Resource Partnership (PRP) is a not-for-profit organization that represents the Hawaii Regional Council of Carpenters, the largest construction union in the state, and more than 300 of Hawaii's top contractors. Through this unique partnership, PRP has become an influential voice for responsible construction and an advocate for creating a stronger, more sustainable Hawaii in a way that promotes a vibrant economy, creates jobs and enhances the quality of life for all residents.

We support the proposed bill to amend Chapter 2.96, Maui County Code, Relating to Residential Workforce Housing Policy. The proposed amendment is related to housing credits and residential workforce housing restrictions for rental units. One of the specific changes would allow housing credits for rental units in addition to ownership units.

The need to make housing accessible by providing alternatives that residents can afford has never been greater. The Maui Island Plan 2030 notes that Maui residents pay a greater share of their income for housing than almost anywhere else in the U.S. Home rentals and ownership on Maui remain unaffordable for young professionals, young families, middle-income earners and senior citizens. The median price for single-family homes and condos exceeds what local families can afford, and the homeownership rate for Maui is significantly lower than the rest of the nation. The lack of housing forces our children to move away to the mainland, reduces job opportunities and curbs property tax revenue.



(Continued From Page 1)

For the reasons mentioned above, we support the proposed amendments to the Residential Workforce Housing Policy. Thank you for the opportunity to share our opinion with you and we humbly ask for your favorable consideration.