

AH Committee

From: AH Committee
Sent: Friday, November 12, 2021 5:44 PM
To: AH Committee
Subject: FW: Monday's Affordable Housing Committee meeting
Attachments: Maui Housing Low Income.pptx

From: Faith Rex <frex@smshawaii.com>
Sent: Friday, November 12, 2021 5:36 PM
To: Alison N. Stewart <Alison.Stewart@mauicounty.us>
Cc: Laksmi M. Abraham <Laksmi.Abraham@mauicounty.us>; James B. Forrest <James.Forrest@mauicounty.us>; Raynette Yap <Raynette.Yap@mauicounty.us>; Gabe Johnson <Gabe.Johnson@mauicounty.us>; Kate Griffiths <Kate.Griffiths@mauicounty.us>; Autumn R. Ness <Autumn.Ness@mauicounty.us>
Subject: RE: Monday's Affordable Housing Committee meeting

Some people who received this message don't often get email from frex@smshawaii.com. [Learn why this is important](#)

Hi Alison – Here is the presentation I'm thinking about for Monday. Let me know what you think.

Thank you.

A hui hou,

Faith

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From: Alison N. Stewart <Alison.Stewart@mauicounty.us>
Sent: Wednesday, November 10, 2021 5:02 PM
To: Faith Rex <frex@smshawaii.com>
Cc: Laksmi M. Abraham <Laksmi.Abraham@mauicounty.us>; James B. Forrest <James.Forrest@mauicounty.us>; Raynette Yap <Raynette.Yap@mauicounty.us>; Gabe Johnson <Gabe.Johnson@mauicounty.us>; Kate Griffiths <Kate.Griffiths@mauicounty.us>; Autumn R. Ness <Autumn.Ness@mauicounty.us>
Subject: Monday's Affordable Housing Committee meeting

Aloha Faith,

Thanks again for the data and agreeing to participate in the Affordable Housing Committee meeting on Monday. Attached is the posted agenda. The expected rundown is as follows:

Introductory Remarks from Chair Johnson
Public Testimony
Designation of Resource Persons
Comments/Presentations with Member Q&A

METHODOLOGY
NOVEMBER 15, 2021

HAWAI'I HOUSING STUDY, MAUI



HAWAI'I HOUSING POLICY STUDY

- SMS has been conducting this study for the State and each County since 1992.
- Study has been designed as comprehensive assessments of housing markets in Hawai'i.
- Data collection and analysis sources include
 - Housing Demand Survey
 - Housing Inventory
 - Housing Projections
 - Housing Price Study
 - Producer Survey
 - Housing for Special Needs Group
 - Homeless Study
 - Tourism Study
 - Native Hawaiians
 - Secondary Data

ALL	Total Units Needed, 2020 through 2025										Total
	HUD Income Classification										
	LT 30	30 to 50	50 to 60	60 to 80	80 to 100	100 to 120	120 to 140	140 to 180	180+		
Maui	1721	777	492	1272	590	150	647	1800	2955	10404	
Ownership Units	351	253	126	464	195	16	257	1104	1839	4605	
Single-Family	351	230	33	365	145	12	257	881	1620	3894	
Multi-Family	0	23	93	99	50	4	0	223	219	711	
Rental Units	1370	524	366	808	395	134	390	696	1116	5799	
Single-Family	594	418	132	393	249	84	285	377	561	3093	
Multi-Family	776	106	234	415	146	50	105	319	555	2706	

MAUI HOUSING UNITS NEEDED BY HUD CLASSIFICATION

NEEDED UNITS ESTIMATES BASED ON

- A 5-year housing demand estimate based only on population change projections
- A 5-year target for reducing pent-up demand caused by years of housing supply shortages
- A 5-year estimate of the number of units needed to accommodate homeless and special needs households.



PROCESS

1. Start with total number of housing units in 2019
2. Based on the Housing Demand Survey percent of households that were going to move from their current housing unit to another unit within the same county within the next five to 10 years. – Effective Demand
3. Survey data used to classify households as not qualified to purchase or rent in the next ten years – Unmet Demand
4. Unmet demand adjusted for populations change and five –year period.
5. Added affordable housing units needed to accommodate homeless and special needs.



HOUSING DEMAND SURVEY



- 1429 random sample surveys completed in Maui County. Provides a reliability of +/-2.6 % at a 95% confidence level.
 - Conducted by telephone and online panel.
- Survey is used to determine the family size and annual household income. These two factors are used to classify a household by HUD income levels.

HOUSING & URBAN DEVELOPMENT MEDIAN INCOME

- HUD uses ACS to establish an Average Median Income annually for Maui 2018 it was \$81,40
- A matrix is developed based on the AMI and family size, described as percent of HUD AMI
- HUD establishes rent and purchase price guidelines based on 30% of income.
- HUD guidelines also used for Section 8 Very Low-Income Level calculations, and other government-assisted housing programs.



MAHALO

