



August 17, 2017

Honorable Stacy Crivello, Chair
Housing, Human Concerns and Transportation Committee
200 High Street
Wailuku, HI 96793

Subject: Support Amendments Related to Credits, Restrictions for Rental Units and
Vacancy in a Residential Workforce Housing Unit (HHT-2(1)) Section 1

Honorable Chair Crivello and Committee Members:

Na Hale O Maui (NHOM) is a nonprofit 501(c)3 created "To secure and preserve a permanent supply of affordable housing alternatives for low and moderate income households in Maui County." We support all efforts to increase the amount of affordable for-sale and for-rent housing in Maui County. We appreciate the opportunity to engage in open discussions to explore potential solutions to the affordable housing crisis facing our community.

Na Hale O Maui supports the proposal to extend housing credits to developers of workforce housing affordable rental units. We believe that this incentive to developers will encourage low to moderate-income rental projects that might not otherwise make financial sense.

Kindly consider extending the same credits to projects developed through the State's 201H streamline process. We should encourage all affordable housing projects, regardless of the path pursued by developers. The bottom line: We need to do all we can to make up the existing and projected shortfall in housing here in Maui County.

We do have concerns with the remainder of the proposal that seems to be an attempt to combine Section 2.96 workforce housing and many of the elements of the Housing Choice Voucher Section 8 program.

We believe simplicity is best. The simpler and more straight forward the requirements to develop affordable housing are, the more likely we are to succeed in producing more housing in Maui County. Please remember to 'Keep It Simple.'

I want to thank this committee, the Council and Administration for continuing to explore solutions to our affordable housing crisis. We look forward to participating as one of the effective tools in the affordable housing toolbox.

Sincerely,


Executive Director

RECEIVED AT HHT MEETING ON 8/17/17
Lourence Caricelli