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COUNTY COUNCIL

COUNTY OF MAUI
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July 30, 2021

MEMO TO: Moana M. Lutey
Corporation Counsel

F R O M: Gabe Johnson, Chair 
Affordable Housing Committee

SUBJECT: **COMPREHENSIVE AFFORDABLE HOUSING PLAN (CONTRACT C7183; HAWAIIAN COMMUNITY ASSETS, INC.)** (AH-14)

At its meetings of July 19, 2021, and July 27, 2021, the Affordable Housing Committee discussed the Maui County Comprehensive Affordable Housing Plan ("Plan"), dated June 2021, prepared by Hawaiian Community Assets, Inc.

May I please request the Department's comments on the following:

1. Establishing a two-year residency requirement in Maui County for residential workforce housing eligibility, whether such residency is based on:
 - (a) Full-time residential occupancy or full-time employment in the County; and
 - (b) Eligibility for housing units that are for sale or for rent.

Please also indicate whether there would be any implications if the residency requirement was established for less than two years or more than two years. (See page 29, paragraph 6 of the Plan.)

2. Establishing a residential workforce housing preferential waitlist based on the number of years as a Maui County resident or length

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of time on a centralized waitlist. (See page 148, “Length of time preference. Example: Washington D.C.,” of the Plan.)

3. Establishing a residential workforce housing policy on an increased number of lottery entries based on the number of years as a Maui County resident or length of time on a centralized waitlist. (See page 148, “Length of time preference. Example: Vail, Co.,” of the Comprehensive Affordable Housing Plan.)
4. Please indicate whether any of the above proposed requirements and policies could be used in conjunction with each other.
5. Please indicate whether the Council can legally establish an end date for the phasing out of the short-term rental homes exemption in the Apartment District.
6. Please indicate whether the Council can legally place a condition on a housing development’s Change in Zoning that requires market-rate housing units to be assessed higher homeowners’ association fees than residential workforce housing units.
7. Please indicate whether the Affordable Housing Fund can be used to buy back housing credits issued under Chapter 2.96, Maui County Code.

I would appreciate receiving a response by **Friday, August 13, 2021**. To ensure efficient processing, please transmit your response to ah.committee@mauicounty.us and include the relevant Committee item number in the subject line of your response.

Should you have any questions, please contact me or Committee staff (Alison Stewart at ext. 7661, or James Forrest at ext. 7137).

ah:ltr:014acc01:ans/jbf

cc: Mayor Michael P. Victorino