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OFFICE OF THE  
CITY CLERK

MEMO TO: Don Couch, Chair  
Planning Committee

F R O M: Elle Cochran  
Councilmember *EC*

SUBJECT: **TRANSMITTAL OF LEGISLATIVE PROPOSAL RELATING TO  
INCREASING INVENTORY OF AVAILABLE HOUSING (PC-37(2))**

The attached revised legislative proposal pertains to Item 37(2) on the Committee's agenda.

paf:gjg:16-132c

Attachment

## **Temporary Investigative Group of the Planning Committee**

*Note: Proposed additions to the text approved by the Committee on July 19, 2016 are underscored; deletions bracketed.*

### **Purpose of investigation:**

To make findings and recommendations on policies relating to increasing the County's housing inventory.

### **Scope of investigation:**

The scope of investigation shall include the following:

1) As its first order of business, the temporary investigative group will select no more than five items from the following list to investigate:

a. Review ways to modify allowable densities in existing residential neighborhoods to increase the availability of housing, such as up-zoning properties; allowing additional cooking facilities or kitchens in dwelling units; permitting accessory or affordable accessory dwellings on smaller lots; revising height limits and setbacks; permitting basements in two-story structures; and other revisions to the Comprehensive Zoning [Code] Ordinance;

b. Identify existing single-family residential areas that would be appropriate to re-designate for duplex or multifamily use and explore the establishment of triplex and quadplex building types in the Comprehensive Zoning [Code] Ordinance;

c. Evaluate greater use of mixed-use zoning with increased densities, mixed residential and business/commercial use, and live-work development;

d. Consider increasing density in urban areas along public transit corridors with higher density near transit stops and decreasing density as development moves further away from the transit corridor;

e. Identify underdeveloped properties with multifamily and industrial designations that could be targeted for redevelopment as multifamily housing;

f. Consider comprehensive, County-initiated district boundary amendments, zoning changes, and community plan amendments to reduce the cost of development for landowners;

g. Identify lands with single-family and multifamily community plan designations, and change the zoning and State designations to complete their entitlements;

h. Consider enacting a streamlined subdivision process for the purpose of combining smaller residential lots for the development of multifamily uses;

i. Review parking requirements to allow for additional, street-level or below-grade parking in duplex and multifamily districts;

j. Consider the establishment of a fund for subdivision improvements, whereby developers could deposit a fee in lieu of constructing curb, gutter, and sidewalk improvements that would be expended by the County at the time streets are improved;

k. Review entitled projects that have affordable components and have stalled, determine why they are not proceeding, and evaluate if there is any County action that could be taken to move them forward;

l. Identify State- and County-owned properties that would be appropriate to re-designate for affordable development;

m. Evaluate ways in which developers could be required to build affordable housing units, including reducing, phasing out, or eliminating the payment of cash in lieu of creating affordable units and the use of credits to satisfy affordable housing requirements;

n. Explore providing a tax incentive for developers to create affordable rentals, including reducing or eliminating taxes on the improved value as long as the units meet affordability criteria;

o. Provide no-interest or low-interest loans to developers of affordable projects for their infrastructure or site construction, with an intent of allowing a developer's anticipated rate of return on the affordable project to be lower than banks typically require for financing;

p. Consider reducing or waiving park assessment fees for affordable projects;

q. Consider amending the Residential Workforce Housing [Ordinance] Policy (Chapter 2.96, Maui County Code) so developers receive 100 percent credit for affordable units they build; [and]

r. Explore hiring a County "housing czar" whose sole responsibility would be to promote affordable housing development[.];

s. Find ways to ensure that affordable rental and ownership properties remain affordable in perpetuity; and

t. Work to set lower price caps on residential affordable sales and rentals, independent of HUD guidelines, to reflect what residents can realistically afford.

2) During its investigation, the temporary investigative group may:

a. Conduct interviews and discussions with County personnel related to the County's role in providing or encouraging the development of housing inventory, including the following departments: Housing and Human Concerns, Planning, Public Works, Environmental Management, Water Supply, and Finance; and

b. Conduct interviews and discussions for the purpose of identifying housing solutions, barriers to increasing housing, and what steps the County can take to facilitate development of housing. Consult with representatives from the following groups: planners, architects, builders, trade unions, affordable housing advocates, environmental groups, community associations, landowners, and the development, real estate, business, and financial communities.

3) At the conclusion of its investigation, the temporary investigative group shall:

a. Prioritize and rank in order of importance at least the top three strategies and opportunities for increasing availability of housing;

b. Identify which of the top three strategies and opportunities require legislative proposals and action by the Council; and

c. Identify which of the top three strategies and opportunities require action by County departments.

**Membership:**

**Authority:**

Elle Cochran, TIG Chair

Call, convene, and facilitate TIG discussions; request staff assistance from the Council Chair and the Administration; report findings and recommendations, if any, to the Planning Committee; establish and enforce parliamentary procedure. Voting member

Don Couch, TIG member

Voting member.

Gladys Baisa, TIG member

Voting member.

**General rules:**

- 1) Discussion of matters relating to the purpose and scope of the investigation is restricted to only those Council members appointed as TIG members by the Planning Committee;
- 2) The physical presence of two TIG members for a discussion called and convened by the TIG Chair, or, in her absence, a meeting called by one of the other two voting members, shall constitute a quorum;
- 3) Discussion of matters relating to the purpose and scope of the investigation is only permitted during a discussion called and convened by the TIG Chair, or, in the absence of the TIG Chair, one of the other two voting members;
- 4) Two affirmative votes shall be required to establish a recommendation of the TIG. Items that do not receive two affirmative votes shall be disclosed as findings;
- 5) To the extent feasible, the TIG shall meet at least six times on substantive matters from August 8, 2016 through September 28, 2016;
- 6) To the extent feasible, TIG meetings shall be conducted twice a month, for three months, during weeks in which the Council does not meet;
- 7) The TIG Chair shall submit a report of the group's findings and recommendations, if any, to the Planning Committee no later than ~~[August 18, 2016]~~ October 6, 2016; [and]
- 8) Presentation of the TIG's findings and recommendations shall be made to the Planning Committee at its meeting of October 6, 2016, or as soon as practicable thereafter;
- 9) Full discussion of the report will occur at the Planning Committee's meeting on ~~[September 1, 2016]~~ October 20, 2016, or as soon as practicable thereafter; and
- 10) The TIG shall dissolve automatically on November 30, 2016.

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