February 12, 2020

MEMO TO: AH-10 File

F R O M: Tasha Kama, Chair
Affordable Housing Committee

SUBJECT: **TRANSMITTAL OF LEGISLATIVE PROPOSAL RELATING TO BIENNIAL REVIEW OF RESIDENTIAL WORKFORCE HOUSING POLICY** (AH-10)

The attached legislative proposal for a Temporary Investigative Group pertains to Item 10 on the Affordable Housing Committee's agenda.

ah:ltr:010amemo01

Attachment

Temporary Investigative Group
of the
Affordable Housing Committee

Purpose of investigation:

> To make findings and recommendations relating to the Residential Workforce Housing Policy, Chapter 2.96, Maui County Code.

Scope of investigation:

1. As its first order of business, the Temporary Investigative Group ("TIG") will review the Residential Workforce Housing Policy to explore the following:

   a) Purpose and intent of the Residential Workforce Housing Policy.

   b) Designations of income groups served by the policy and income group distribution of units for sale or for rent.

   c) Applicability of the policy to developments, and permissible exemptions or adjustments.

   d) Requirements of the policy, including percentage of units to be provided, in-lieu fees, and land dedications.

   e) Calculation and usage of credits.

   f) Deed restrictions.

   g) Resale price and restrictions.

   h) Rental rates and certifications.

   i) Eligibility and waitlists.

   j) Policy review requirements.

2. During its investigation, the TIG may:

   a) Conduct interviews and discussions with Department of Housing and Human Concerns and other County personnel on the implementation of the Residential Workforce Housing Policy.

   b) Conduct interviews and discussions with experts on inclusionary housing policies and related issues to identify effective approaches and best practices.

   c) Consult with community stakeholders and representatives from the following groups: affordable housing advocates, developers,

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planners, policy advisers, real estate and finance, trade unions, and community associations and advisory groups.

d) Research other municipalities' inclusionary housing policies.

e) Review workforce housing agreements and status updates.

3. At the conclusion of its investigation, the TIG is requested to:

a) Identify the top priorities and strategies for improving the County's inclusionary housing policy.

b) Recommend amendments to Chapter 2.96, .Maui County Code. and

c) Identify those top priorities and strategies that may benefit from other legislative proposals and action by the Council or County agencies.

General rules:

1. Discussion of matters relating to the purpose and scope of the investigation is restricted to only those Councilmembers appointed as TIG members by the Affordable Housing Committee.

2. The presence of three TIG members, in person or via video conference, for a discussion called and convened by the TIG Chair constitutes a quorum.

3. Three affirmative votes are required to establish a recommendation of the TIG.

4. 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 or disability of the TIG Chair, the TIG Vice-Chair.

5. To the extent feasible, the TIG will meet at least ___ times on substantive matters through _____, 2020.

6. The TIG Chair will submit a report of the TIG's findings, recommendations, and legislative proposals, if any, to the Affordable Housing Committee no later than _____, 2020.

7. The TIG will be dissolved upon presentation of its findings, recommendations, and legislative proposals to the Affordable Housing Committee.

Membership	Authority
_____, TIG Chair	Call, convene, and facilitate discussions. request staff assistance from the Council Chair and the Administration. report the TIG's findings and recommendations, if any, to the Affordable Housing Committee. establish and enforce parliamentary procedure.
_____, TIG Vice Chair	In the absence or disability of the Chair, the Vice-Chair shall assume the duties of the Chair.
_____, TIG Member	Voting member.
_____, TIG Member	Voting member.

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