

HHT Committee

From: Na Hale O Maui (NHOM) <cassandra@nahaleomaui.org>
Sent: Thursday, November 30, 2017 12:35 PM
To: HHT Committee
Subject: Funding Sources for Affordable Housing Projects (HHT-31)
Attachments: 2017-11-30 HHT-31.pdf

Importance: High

Aloha,
Kala mai for the late transmission of the attached testimony regarding HHT-31.
Mahalo for all you do to support and increase affordable housing in Maui County.

Cassandra

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Changing lives, one home at a time.

Mission Statement: "To secure and preserve a permanent supply of affordable housing alternatives for low and moderate income households in Maui County."

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November 30, 2017

Honorable Stacy Crivello, Chair
Housing, Human Services, and Transportation Committee
200 High Street,
Wailuku, Hawaii 96796

RE: Funding Sources for Affordable Housing Projects (HHT-31)

Dear Chair Crivello and Committee Members,

Mahalo piha for your committed support of affordable housing and Na Hale O Maui's unique Community Land Trust (CLT) model. We are very appreciative of the financial support we have received from the County of Maui Affordable Housing Fund.

We are flattered that the proposed amendments to Section 2.96 of the County Code related to Workforce and Affordable Housing contain certain features of the CLT model. Workforce and Affordable housing effects not just nonprofit organizations that create housing; they affect so many of our essential workers in Maui County, including but not limited to teachers, firemen, life guards, police, county and private employees.

Hawaii continues to experience the dire effects of a tremendous shortage of affordable housing and its impact on island families and local communities. We can all agree that the only way to have a serious impact on this housing deficit is to deliver more affordable housing, sooner rather than later. The best, most efficient and effective way to do so is by allowing all the nonprofits engaged in creating homes to have access to the Affordable Housing Fund.

We realize that there is no 'one size fits all' in the development of housing. We need to take advantage of all available avenues to reach our housing goals, including all available nonprofit and for profit developers. There are many pathways to reach our community objective of more affordable housing.

A number of nonprofit organizations are currently working hard to provide affordable rental and for sale units, including but not limited to Habitat for Humanity, Lokahi Pacific, Hale Mahaolu and Na Hale O Maui. Each nonprofit addresses the need of their clients in different income categories.

Habitat for Humanity Maui (Habitat) sells homes to low income families at a no interest and no profit basis, serving families that are between 25% and 80% of the Area Median Income (AMI) for Maui County

Honorable Stacy Crivello, Chair
Housing, Human Services, and Transportation Committee
November 30, 2017
Page 2 of 2

Lokahi Pacific develops and maintains affordable and special needs rentals and for sale projects. Their families are income qualified up to 120% of AMI although the majority of their families earn less 100% of AMI.

Hale Mahaolu serves the elderly and other special needs people of Maui earning less than 60% of AMI.

Na Hale O Maui's mission is "To secure and preserve a permanent supply of affordable housing alternatives for low and moderate income households in Maui County." Our 501 (c) 3 nonprofit status, allows NHOM to work with families earning less than 140% of AMI due to the high cost of living and housing. We focus on families earning between 80-120% of AMI.

We respectfully request, all good intentions considered, we avoid the unintended consequences of reducing the number of affordable homes to be delivered that will result from limiting access to the Affordable Housing Fund. We understand that together the nonprofit developers are better able to deliver more affordable housing across a broad spectrum of need for island families.

We look forward to continued opportunities to collaborate with each other, to develop better, more efficient way for Maui's affordable housing toolbox!

Sincerely,


Executive Director