COUNCIL OF THE COUNTY OF MAUI

HOUSING, HUMAN SERVICES, AND TRANSPORTATION COMMITTEE

December 4, 2015

Committee Report No. 15-167

Honorable Chair and Members
of the County Council
County of Maui
Wailuku, Maui, Hawaii

Chair and Members:

Your Housing, Human Services, and Transportation Committee, having met on November 19, 2015, makes reference to County Communication 15-261, from Council Chair Mike White, transmitting a proposed resolution entitled "ENCOURAGING THE DEVELOPMENT OF ENTITLED RESIDENTIAL-HOUSING PROJECTS."

The purposes of the proposed resolution are to encourage: (1) the development of residential-housing projects that have the governmental approvals necessary to proceed; and (2) developers of those residential-housing projects to inform the Director of Housing and Human Concerns of any impediments to development so the County Administration and the Council may consider alleviating them.

The Chair of your Committee transmitted a revised proposed resolution incorporating nonsubstantive revisions.

Your Committee notes the revised proposed resolution cites the Maui Island Plan (Ordinance 4004, effective December 28, 2012) for a forecast of housing units needed and units currently entitled. The Maui Island Plan states a projected housing demand of 83,659 units in 2030, existing Maui housing stock of 54,070 units, and currently entitled housing units of 18,744. So even if the currently entitled housing units are constructed, the Maui Island Plan reflects an estimated unmet housing demand of 10,845 units by 2030.

Your Committee notes the shortage of housing will be particularly acute if the projects that already have the land use entitlements needed to proceed are not timely constructed.

Your Committee heard from Susie Thieman, Executive Director, Lokahi Pacific, and Sherri Dodson, Executive Director, Habitat for Humanity, concerning challenges their organizations have faced in the development process and the impacts those challenges have had on the cost and timing of the construction of housing units.

Your Committee received a worksheet on the status of various entitled housing projects on Maui from the Deputy Planning Director.

Your Committee requested the Department of Housing and Human Concerns work with the Department of Planning to follow up with developers on the status of their entitled projects. Your Committee expressed a desire to have developers meet with your Committee to enable Councilmembers to gain a better understanding as to why entitled projects are not proceeding.

Your Committee voted 5-0 to recommend adoption of the revised proposed resolution and filing of the communication. Committee Chair Crivello, Vice-Chair Baisa, and members Carroll, Couch, and Victorino voted "aye." Committee members Guzman and Hokama were excused.

Your Housing, Human Services, and Transportation Committee RECOMMENDS the following:

1. That Resolution _____, as revised herein and attached hereto, entitled "ENCOURAGING THE DEVELOPMENT OF ENTITLED RESIDENTIAL-HOUSING PROJECTS," be ADOPTED; and

2. That County Communication 15-261 be FILED.

This report is submitted in accordance with Rule 8 of the Rules of the Council.

STACY CRIVELLO, Chair

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Resolution

No. _____

ENCOURAGING THE DEVELOPMENT OF
ENTITLED RESIDENTIAL-HOUSING PROJECTS

WHEREAS, Maui County is facing a shortage of housing that working residents can afford; and

WHEREAS, the housing shortage has contributed to rent costs ranking among the highest in the nation and a near-total lack of homes for sale below $500,000; and

WHEREAS, the lack of affordable housing is taking a toll on Maui County's working families, particularly among those earning 80 percent or below of the area median income average; and

WHEREAS, the State Department of Business, Economic Development, and Tourism reported earlier this year Maui will need approximately 14,000 housing units by 2025 just to keep up with the demand caused by natural population growth; and

WHEREAS, the Maui Island Plan states that the County now has 54,070 housing units and will need approximately 30,000 more by 2030 to meet projected growth; and

WHEREAS, according to the Maui Island Plan, nearly 19,000 housing units have been entitled for development – that is, they have been given the necessary governmental approvals to proceed – but have not been developed; and

WHEREAS, Maui County has issued on average less than 400 building permits for residential units annually over the last five years; and

WHEREAS, it has long been a concern of the Council that numerous entitled projects in Maui County have not been developed; and

WHEREAS, development of entitled residential-housing projects would help address Maui County's housing shortage; now, therefore,

Resolution No. _____

BE IT RESOLVED by the Council of the County of Maui:

1. That it encourages the development of entitled residential-housing projects;

2. That it further encourages developers of entitled residential-housing projects to inform the Director of Housing and Human Concerns of any impediments to development so that the County Administration and the Council may consider alleviating them; and

3. That certified copies of this resolution be transmitted to the Honorable Alan M. Arakawa, Mayor, County of Maui; Carol Reimann, Director of Housing and Human Concerns, County of Maui; William Spence, Planning Director, County of Maui; William Kamai, Senior Maui Field Representative, Hawaii Regional Council of Carpenters; David Arakawa, Executive Director, Land Use Research Foundation of Hawaii; Susie Thieman, Executive Director, Lokahi Pacific; Jeanne Unemori Skog, President & Chief Executive Officer, Maui Economic Development Board, Inc.; Lyn McNeff, Chief Executive Officer, Maui Economic Opportunity, Inc.; Albert Perez, Executive Director, Maui Tomorrow Foundation, Inc.; John M. Anderson, Executive Director, Na Hale O Maui; John White, Executive Director, Pacific Resource Partnership; and J. Terry Tolman, President, Realtors Association of Maui, Inc.

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