

EDB Committee

From: Michele Lincoln <lincolnmichele@yahoo.com>
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To: EDB Committee
Subject: Testimony

Maui's leaders are on the right track to solve the global affordable housing crisis. Maui News (July 13/14) reported "Council's 3 Minutes with Keani Rawlins-Fernandez" regarding development of affordable housing in perpetuity.

Make provisions ensuring the housing benefits the local community. Prospective homeowner requirements should include proof of long-term residency or enable former residents to return home to family and friends.

To help defray costs and future upgrading of infrastructure, consider an affordable ongoing monthly fee for these homeowners.

The following suggestion was submitted in January to the council and mayor:

"Allocate water for stream restoration, agriculture, and truly affordable workforce housing. Besides legitimate agriculture construction, develop permanent affordable housing for rentals or owner-occupied dwellings.

Conventional workforce housing is not affordable under Housing and Urban Development (HUD) guidelines. Even if homes are sold as affordable, soon they escalate to market-rates. However, Hawaiian Home Lands (DHHL) provides a model that can be applied to all residents.

Questionable titled agriculture land, private and corporate landholders, and government property provides opportunity for land-trust affordable housing for vetted residents.

Housing covenants should require full-time occupancy by the local workforce, retirees or disabled community members.

Build clustered homes for the agricultural workforce where they are farming. Construct apartments and single-family dwellings near the schools for teachers and for medical personnel near hospitals and clinics. Apply same standards for resorts and other places of employment.

Until the housing shortage is resolved, disallow residential short-term vacation rentals."

Excerpt from a letter sent to leaders in Washington D.C.:

"Hawaii is unique in that the idea of land trust housing is already implemented with DHHL. Normalize that concept nationwide. Set a precedent that a portion of the housing market to include land trust affordable housing in perpetuity.

Imagine an inventory of conventional rentals, land trust affordable housing, fee-simple housing at market rates and luxury level homes.

Land trust housing could be a forever home that is transferable to heirs or a starter home to build equity. Either way it provides another level of housing that remains affordable in perpetuity. It would also help regulate rental rates by offering other options."

In addition to those ideas, the following sentiments were sent to Hawaii's leaders in 2016:

"We need to achieve higher percentages of affordable housing to build an inventory of workforce homes to meet the current demand as well as the projected housing necessary for the agricultural workforce industry.

The prices of housing should be determined by the financial ability of the workforce to make reasonable monthly payments. We have the resources and intelligence to build affordable housing and be lucrative for developers.

It requires trusting God. God assumes full responsibility for our needs and for the success of His plans when we obey Him. Together we can realize the dream of homeownership for Hawaii's working people."

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