

# Affordable Housing Committee (2021) on 2021-07-27 1:30 PM - Reconvened from 07/19/2021 at 1:30 p.m. End time: 3:53 p.m.

Meeting Time: 07-27-21 13:30

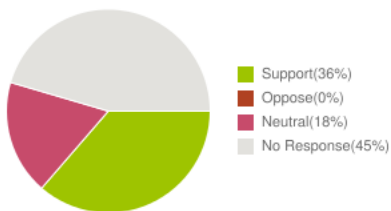
## eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Affordable Housing Committee (2021) on 2021-07-27 1:30 PM - Reconvened from 07/19/2021 at 1:30 p.m. End time: 3:53 p.m.	07-27-21 13:30	2	11	4	0	2

### Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

#### Overall Sentiment



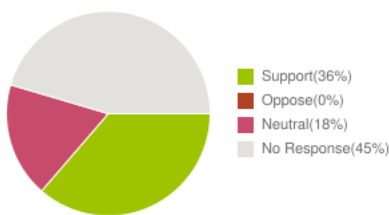
**Affordable Housing Committee (2021) on 2021-07-27 1:30 PM - Reconvened from 07/19/2021 at 1:30 p.m. End time: 3:53 p.m.**  
**07-27-21 13:30**

Agenda Name	Comments	Support	Oppose	Neutral
A G E N D A	2	1	0	0
AH-14 MISC COMPREHENSIVE AFFORDABLE HOUSING PLAN (CONTRACT C7183; HAWAIIAN COMMUNITY ASSETS, INC.) (AH-14)	9	3	0	2

**Sentiments for All Agenda Items**

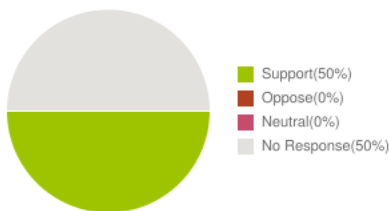
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

**Overall Sentiment**



**Agenda Item: eComments for A G E N D A**

**Overall Sentiment**



**Guest User**

Location:  
 Submitted At: 2:33pm 07-27-21

In a response to Lee's question about everyone has a basic human right to housing, California has this requirement in their state constitution. In the example of the hard worker saving to buy his or her home, a homeless person would be in very basic housing - tiny homes, studio units, etc. and these units would be primarily rentals. The worker would be eligible for homes that they can build equity. Housing is needed for basic shelter and security for everyone especially for children.

**Guest User**

Location:  
 Submitted At: 3:56pm 07-21-21

Aloha Maui County Council Members,

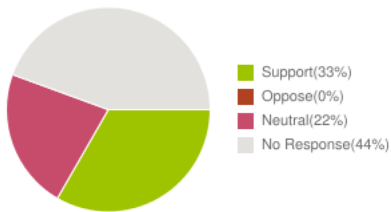
Once again I would like to say I am in full support of Affordable Housing -however I would like to see the one very important recommendation adopted to ensure the proper determination of ability to file an application for a "Qualified Resident" reflects benefits for the families and individuals of Maui County. This is so important. I ask you to take up the Recommendation at the end of appendix G to change the definition of "Qualified Resident" update county ordinance 2.96,2.97,3.35 and other applicable affordable housing policies for for-sale programs only, with the following definition for a "Qualified Resident".

A "Qualified Resident" is defined as a person who currently resides or is employed within the County of Maui, for a period of at least 2 years prior to filing of an Application for an Affordable Housing Unit, with documentation , including but not limited to , three years of filed income tax returns, W2's, or benefits, statements confirming residency or employment within the County of Maui , with at least 75% of a residents income generated within the County.

Mahalo Maui County Council for the opportunity to share my views, at a critical juncture. I look forward to hearing the outcome of your vote . I hope it is also in support of the Recommendation.

Agenda Item: eComments for AH-14 MISC COMPREHENSIVE AFFORDABLE HOUSING PLAN (CONTRACT C7183; HAWAIIAN COMMUNITY ASSETS, INC.) (AH-14)

#### Overall Sentiment



#### Raynette Yap

Location:

Submitted At: 10:13am 11-29-21

Testimonies received from AH Committee

#### Guest User

Location:

Submitted At: 10:27am 07-27-21

Aloha Affordable Housing Committee,

Thank you for making creating more affordable housing a priority for this council. I support affordable housing, and many elements of this report, however, there is room for improvement.

At the last meeting regarding this plan NIMBYs (Not In My BackYard) were mentioned as a problem in getting affordable housing built. Having listened to and participated in meetings and engaged with my community, I don't think NIMBYs are that prevalent. What we have is "Don't build there; that is a terrible location." Affordable housing developments seem to go in either gulches or on land set aside for community parks. Neither of which is beneficial to the long-term livability and sustainability of the community.

Solution: Please focus on redevelopment of underutilized but already developed space (Queen Ka'ahumanu Mall would make a great mixed use community); helping community members buy housing stock that already exists, and using tools to keep any resale affordable for the next buyer.

I also like the idea of a Community Advisory COMMISSION for each area. The problem with Advisory Committees is they have no power. If Community members come and speak before the advisory committee but don't return to speak before the commission, their voice is weakened instead of strengthened. Any Committee

or commission you form should have a balanced representation of the community. Maui has intelligent and educated community members in the service industry, farming and natural resources. These are the voices we need on planning commissions. (Thank you for ensuring this happens on the MPC).

Finally, according to the repost: 54% of all new development should be for 140% AMI and below. So 54% of the land for any new development (luxury, second home, subdivision, hotels) should be dedicated to Maui County to build housing for our residents.

Thank you for your time,  
Karen J. Comcowich  
Lahaina, HI

P.S. Granicus went to a error 502 when I tried to submit testimony.

**Guest User**

Location:

Submitted At: 10:12am 07-27-21

Aloha Affordable Housing Committee,

My name is Mariah Keakamaluhi Mei Ling Wallace Aumua and I was raised here on Maui, my roots are in Wailuku, Hana, and Waiehu Maui and Hawaii islands respectively. I currently live with my parents in Waiehu, Paukukalo Hawaiian Homes. This is for 2 reasons support my parents to obtain financial supports and be able to save up to own a home. I recognize this is a huge blessing and many people dont have this option. We shouldn't rely on the typical ohana (single family home) system to house 3-4 families at any given time. I am a working professional with my Masters in Social Work and while I reach out to support my community, I still struggle. My husband and I have 1 son. I come from a family of 6 children and my parents. Affordable housing is NOT affordable for me. I am subject to DHHL, apartments or townhomes based on our income, when I we should be able to buy an fee simple home. The market is ridiculous and people are purchasing, its difficult to see myself purchasing anything that is not overpriced and needs to be demolished or more work than I am equipped to handle. We have funds for down payment, 700+ credit score, we have even been chosen in the lottery for Kilohana Makai (Kihei) Workforce housing. According to my pre approval letter and workforce housing income requirements, I should be able to purchase this home. I cannot in good conscious do this without having to be in foreclosure in the foreseeable future. I know this as a result of budgeting and projecting out our budget, this is a meticulous process. We budget, save, and work hard and yet housing options are limited, even with the upcoming projects affordability for a home is not the same as it was in the past. Infrastructure kuleana eventually burdens the buyers and yet the county should be helping us Native Hawaiians and other local families alike. Hawaiians have already been oppressed for generations and I will not settle for renting long term (I say this while understanding the pros and cons of renting vs buying and having rented in the past and recognizing this could be in my near future). Even Maui County down payment assistance has so much restrictions and does not align with workforce housing. The supports and affordable housing at play are disjointed. Hawaiian Community Assets has the tools to help families and they need more support. I say this as a staff and as a client. I understand what is required of me; increase income, save, and move forward. Living expenses are high. We tap into income supports we qualify for, but that list is short. I could buy the home of my dream in the continent, however there is no familial ties. Please dont fall into historical precedent of having DHHL on sand " the foolish man built his house upon the sand", affordable housing should be placed in ideal land, if at all possible and I am excited to see that come down the pipeline. More rent to own options should be adapted as well, this would be ideal for so many low-middle income local families, single parents with children, and elderly. If I went out to rent the ability to save would be minimal and I know there are many families renting and staying in that cycle. This may be extreme but placing a cap on rent inflation and home purchase from those not from Hawaii is highly suggested. We have minimal lands that are continually being developed for others, where is th housing opportunities that are really for us, for me?!

Mahalo,

M. Keaka Aumua

**Karen Comcowich**

Location:

Submitted At: 7:40am 07-27-21

Aloha Affordable Housing Committee,

Thank you for making creating more affordable housing a priority for this council. I support affordable housing, and many elements of this report, however, there is room for improvement.

At the last meeting regarding this plan NIMBYs (Not In My BackYard) were mentioned as a problem in getting affordable housing built. Having listened to and participated in meetings and engaged with my community, I don't think NIMBYs are that prevalent. What we have is "Don't build there; that is a terrible location." Affordable housing developments seem to go in either gulches or on land set aside for community parks. Neither of which is beneficial to the long-term livability and sustainability of the community.

Solution: Please focus on redevelopment of underutilized but already developed space (Queen Ka'ahumanu Mall would make a great mixed use community); and helping community members buy housing stock that already exists, and using tools to keep any resale affordable for the next buyer.

I also like the idea of a Community Advisory COMMISSION for each area. The problem with Advisory Committees is they have no power. If Community members come and speak before the advisory committee but don't return to speak before the commission, their voice is weakened instead of strengthened. Any Committee or commission you form should have a balanced representation of the community. Maui has intelligent and educated community members in the service industry, farming and natural resources. These are the voices we need on planning commissions. (Thank you for ensuring this happens on the MPC).

Finally, 54% of all new development should be for 140% AMI and below. So 54% of the land for any new development (luxury, second home, subdivision, hotels) should be dedicated to Maui County to build housing for our residents.

Thank you for your time,  
Karen J. Comcowich  
Lahaina, HI

### **Olivia Simpson**

Location:

Submitted At: 3:19pm 07-26-21

Guest User test

### **Guest User**

Location:

Submitted At: 9:43am 07-26-21

Aloha Affordable Housing Committee,

My name is Sarah and I have been a resident of K\_hei for the last 11 years, but was born and raised on O'ahu for 18 years prior. I identify as Native Hawaiian. The current state of housing is gut wrenching and infuriating. I was extremely disturbed to see the latest bill voted on be deferred by a Maui government official because of realtor lobbyists. We do not need more rentals being built, we need control. There needs to be a rent cap of how much and how often a landlord can increase rent and a bill pushed for rent control. If we do not act now and quickly, there will be no housing left for local people, the very people who voted you in. The people newly buying and living in the only affordable housing we have are people who are not from here (did not vote you in) and are able to work from home. Many are getting paid salaries from big tech companies on the mainland — no match for the average Hawai'i resident making an honest living for a locally owned business. They are able to pay double what landlords have previously asked, causing a dangerous inflation in the rental market and pushing residents out of their homes. I know some who have lived in their homes for 10+ years and I know some who will most likely go into homelessness. This affects our economy as a whole. Who will local businesses employ if there is no one who is looking for work in Maui? We are also going through a worker shortage as well because no one can afford to live here anymore. Please fight for us before it's too late. Every kanaka deserves to live on our own ancestral lands and contribute to a sustainable economy. We need rent control and we need it now.

Mahalo,  
Sarah Wheeler  
K\_hei Resident

**Guest User**

Location:  
Submitted At: 9:39am 07-26-21

Aloha,

My name is Isabel Price, I'm a single mom taking care of my disabled adult daughter and my grandson. We moved here because of my daughter's many genetic conditions. We have been here for almost 2 years and haven't been able to find a home that we can afford here. A home large enough for my daughter to use her wheelchair and that can accommodate the space needed for accessibility. Every home we have come across is either not wheelchair accessible or the cost is too high. I also made the decision to buy a house based on what happened during covid, especially entering the summer months this year of how many landlords illegally evicted families or sold their house without proper procedure just to get more money by selling the house or renting. I was here 36 years ago and I don't recall having this type of housing crisis that we have today. It's almost impossible to find a proper home here that will accommodate the needs of a family. I took my homeownership class with Habitat for Humanity, but unfortunately there's no land to build and if they were to build the cost would still be unaffordable for us. I have always worked part-time so I can care for my daughter. We have always been able to manage until we moved here. It is very heartbreaking to know that there are so many families, even native families that have to leave their homeland, because they are unable to afford to live here. I hope that with our story we may find more people to hear, understand, and willing to make a change.

Mahalo for taking the time to read our story.

Sincerely,

Isabel P.

**Guest User**

Location:  
Submitted At: 1:54pm 07-22-21

It is necessary for the government and governing authorities to work collectively with residents and community organizations to ensure those of this \_\_\_ina and who trace their ancestry generations back can remain HOME. It is essential to look beyond profit and work toward a better future for the native people and long time residents who share a desire to properly care for the resources available here in the islands. Many are being priced out of their land with investors purchasing second homes here or using property purchases as vacation rentals. We\_ve seen the cost of homes and land rise dramatically without much increase in earned wages. How will Hawai\_i be Hawai\_i without its people, its native people?

**Guest User**

Location:  
Submitted At: 1:03pm 07-21-21

As a native Hawaiian local women from these islands. I am forever indebted to my ancestors for the legacy and appreciation for our natural resources they've instilled in me. With that being said I strongly support the intent to build affordable homes here in the islands. I am too in the market for an affordable home to purchase. I do that there needs to be updated infrastructure changes like, water, septic, electric and roadways. However, there should be implementations set, to homeowners MUST be full-time residents for at least 5 years. The homes must be their primary residence. Another thing is the homes should go to native Hawaiian at priority then lottery. There are too much locals (native Hawaiians) homeless, renting and seeing no way through homeownership or renter ship. We need to empower our people to stay here in the islands where they belong. Our islands are being overruled and abused FOR PROFIT. Once our water runs out and the lands become toxic, these people will run and leave too. We the locals are ones who will stay behind to fix and rebuild our communities. I support affordable homes not for profit, to support our la hui!

## AH Committee

---

**From:** William Spence <mauiwill@gmail.com>  
**Sent:** Thursday, August 12, 2021 12:49 PM  
**To:** AH Committee  
**Subject:** Affordable Housing Plan  
**Attachments:** Affordable housing plan WS.pdf

Aloha Chair Johnson and Members,

I understand this is not on the next agenda, but I understand parts of the plan will be taken up shortly. Attached is my testimony regarding the plan.

Sincerely,

William Spence

Affordable Housing Committee Chair Gabe Johnson  
And Committee Members

August 12, 2021

Re: Comments on Housing Plan

First, thank you Council and Hawaiian Community Assets for the effort that went into this plan. Hawaiian Community Assets did a very good job in the short while given. I was unable to testify at the previous meetings for this plan, please consider this testimony when taking action on it.

There are a lot of good items in the plan, I would encourage the council to look at them comprehensively as a recipe, not individual things to just pick and choose. If you want to feed people (or house them), each ingredient standing alone may be inedible, but mixed together in the right proportions they will make a wonderful meal.

The summary table on page 16 is interesting because it reiterates and confirms ingredients that have been identified in previous studies. We have talked about many of them for decades, not only in the particular studies. Emphasizing a few:

- Re-write our zoning code. This is identified as Policy Priorities 1 and 3. Our 60-year-old zoning code and its procedures have failed to produce the results we want. While Planning Director I initiated the zoning audit with the full intention of following up with a full rewrite of that code. Council appropriated monies for that project and a contract was signed; its status is not clear from the Planning Department website.
- Comprehensively rezone. It is commonplace for municipalities to comprehensively zone at the same time as they adopt a general or community plan. Cities praised for their advanced planning practices, such as Seattle and Portland, do this. That does not mean environmental review is sacrificed, but it means that the laborious project-by-project review is streamlined.
- Re-write 2.96. Priorities 4, 6, 8 and 9. Among the issues with 2.96 are the difficulties people experience in qualifying to purchase. It is not so much the income levels, but the other restrictions to qualify. We miss people who are downsizing but have limited income, on fixed pensions, or just on paper look like they make a lot. I would urge the members to discuss the pitfalls of 2.96 with the agents who worked to qualify buyers on projects like Kalama Kai. The stories are startling; we missed a lot of people who should have been able to purchase.

We as a county have approached workforce and affordable housing the same way for so very long and wonder why we continuously come up short. Yes there are outside circumstances beyond our control, but those come and go and we still don't fill the need. If we want to house our people, we must step out of our comfort zone and do things very differently. I would urge the council to take bold steps, pay attention to the ingredients that come up over and over again, and resolve what is probably our county's number one issue.

Sincerely,

William Spence