



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

ALAN M. ARAKAWA
Mayor

CAROL K. REIMANN
Director

JAN SHISHIDO
Deputy Director

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2016 AUG 18 PM 2:39

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August 18, 2016

Honorable Alan M. Arakawa
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Mike White, Chair
and Members of the Maui County Council
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Mayor Date

Dear Chair White and Members:

SUBJECT: FAIR MARKET RENTS FOR MAUI COUNTY

On July 29, 2016, the Department of Housing and Urban Development (HUD) published new Fair Market Rents (FMR) for Maui County. The new FMR rates are as follows:

Maui County Fair Market Rent, Published by HUD						
Date	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom
Current	\$912	\$1,016	\$1,286	\$1,874	\$2,058	\$2,367
2016	\$1,080	\$1,203	\$1,522	\$2,218	\$2,436	\$2,801

HUD's increase in Fair Market Rent is attributed to their consideration of results of the "2015 Hawaii Housing Planning Study for the County of Maui" conducted in April 2016 by SMS Research and Marketing Services, Inc., which the County Council had authorized via a budget amendment to the FY2016 budget in December of 2015.

Based on HUD's new FMR's, Maui County's Department of Housing and Human Concerns, Section 8 Housing Division will be adopting a new payment standard schedule effective December 1, 2016. The fact that Maui is considered a metropolitan area, allows for the establishment of new payment standards at a higher value, equivalent to

COUNTY COMMUNICATION NO. 16-201

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110% of HUD's published Fair Market Rents (FMR). Maui's new payment standards are as follows:

Maui County - Section 8 Payment Standards						
Effective Dates	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom
10/1/2014	\$954	\$1,074	\$1,388	\$1,912	\$1,920	\$2,207
3/1/2016	\$1,092	\$1,216	\$1,540	\$2,244	\$2,465	\$2,835
12/1/2016	\$1,188	\$1,323	\$1,674	\$2,439	\$2,679	\$3,081

The increases to the County of Maui's payment standards will achieve two fundamental program objectives:

1. Ensuring that voucher holders can find suitable housing.
2. Ensuring that voucher holders have access to a broad range of housing opportunities throughout Maui County.

Lastly, we are pleased that the new payment standards will help Section 8 housing voucher holders to be competitive in the current market, given the shortage of affordable rental housing in Maui County.

Thank you for the opportunity to provide this information. Should you have any questions, please feel free to call me at Ext. 7805.

Sincerely,



CAROL K. REIMANN
Director of Housing and Human Concerns

xc: Sandy Baz, Budget Director