

REQUEST FOR LEGAL SERVICES

Date: November 14, 2019
From: Tasha Kama, Chair
Affordable Housing Committee

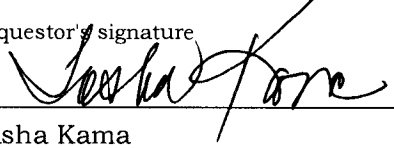
TRANSMITTAL

Memo to: DEPARTMENT OF THE CORPORATION COUNSEL
Attention: Mimi DesJardins, Esq.

Subject: Resolution authorizing Housing Authority feasibility study (AH-22)

Background Data: Please review the proposed resolution, and if appropriate, approve as to form and legality. A hard copy of the proposed resolution is requested with your response.

Work Requested: ☒ FOR APPROVAL AS TO FORM AND LEGALITY
☐ OTHER:

| | |
|--|--|
| Requestor's signature  Tasha Kama | Contact Person <u>Alison Stewart</u> (Telephone Extension: <u>7661</u>) |
|--|--|

☐ ROUTINE (WITHIN 15 WORKING DAYS) ☐ RUSH (WITHIN 5 WORKING DAYS)
☐ PRIORITY (WITHIN 10 WORKING DAYS) ☒ URGENT (WITHIN 3 WORKING DAYS)

☒ SPECIFY DUE DATE (IF IMPOSED BY SPECIFIC CIRCUMSTANCES): November 19, 2019
REASON: This item will be considered in Committee on November 20, 2019.

FOR CORPORATION COUNSEL'S RESPONSE

| | | |
|--------------|----------------|-----|
| ASSIGNED TO: | ASSIGNMENT NO. | BY: |
|--------------|----------------|-----|

TO REQUESTOR: ☐ APPROVED ☐ DISAPPROVED ☐ OTHER (SEE COMMENTS BELOW)
☐ RETURNING--PLEASE EXPAND AND PROVIDE DETAILS REGARDING ITEMS AS NOTED

COMMENTS (NOTE - THIS SECTION NOT TO BE USED FOR LEGAL ADVICE): _____

DEPARTMENT OF THE CORPORATION COUNSEL

Date _____

By _____
(Rev. 7/03)

ah:ltr:022acc01:ans

Attachment

Resolution

No. _____

AUTHORIZING THE COUNCIL CHAIR TO CONTRACT FOR A HOUSING AUTHORITY FEASIBILITY STUDY

WHEREAS, under Section 3-6 of the Revised Charter of the County of Maui (1983), as amended ("Charter"), the Council has the authority to legislate appropriations for County purposes; and

WHEREAS, the Council appropriated \$150,000 in the Fiscal Year 2020 Budget "for a Housing Authority feasibility study, the scope of which shall be set by Council resolution," as seen on page 2 of Ordinance 4988;

WHEREAS, a Housing Authority is an autonomous public corporation empowered to foster the availability of affordable housing for residents; and

WHEREAS, recent studies amply illustrate the need for affordable housing in Maui County; and

WHEREAS, "Measuring Housing Demand in Hawaii, 2015-2025," published by the State Department of Business, Economic Development & Tourism in 2015, projects a 25 percent increase in the total population of Maui County by 2025; and

WHEREAS, the "Hawai'i Housing Planning Study, 2016," prepared for the Hawaii Housing Finance and Development Corporation by SMS Research & Marketing Services, Inc., indicates the County needs an additional 13,949 housing units to meet demand, 91 percent of which should be workforce and affordable housing units; and

WHEREAS, "County of Maui Affordable Housing Implementation Plan Final Report," prepared for the Office of Council Services by SMS in 2018, estimates 1,600 affordable residential units need to be constructed each year between 2019 and 2025; and

WHEREAS, a Maui County Housing Authority could be a self-sufficient entity performing a wide range of functions to support

Resolution No. _____

affordable housing, including the purchase, sale, lease, financing, development, and management of land and housing stock; now, therefore,

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

1. That it authorizes the Council Chair to contract for a Housing Authority feasibility study, as provided in the Fiscal Year 2020 Budget, with a scope of work to include the following deliverables:
 - a. A matrix of various options for a Housing Authority, comparing the advantages and disadvantages across a range of features and components, including:
 - i. model or type of authority;
 - ii. establishment mechanism and relationship to municipal government;
 - iii. primary functions, powers, and programs;
 - iv. key policy frameworks;
 - v. organizational structure and size;
 - vi. budget and funding sources;
 - vii. access to financing sources;
 - viii. housing inventory and land assets; and
 - ix. demonstrated records of success;
 - b. Descriptive information on the communities served by those entities included in the matrix, particularly the ways in which their housing situation and other relevant factors, such as economy, population, form of government, and tax structure, are similar to or different from Maui County's;

Resolution No. _____

- c. Recommendation of proposed models that would best serve Maui County, including potential hybrid models that could be formed by strategically combining components from various entities in the matrix; and
- 3. That certified copies of this resolution be transmitted to the Mayor, Managing Director, Director of Housing and Human Concerns, Director of Finance, Director of Council Services, and Council Chair.

APPROVED AS TO FORM AND LEGALITY

Department of the Corporation Counsel
County of Maui

ah:misc:022areso02:ans