

Affordable Housing Committee (2021) on 2021-09-02 9:00 AM

Meeting Time: 09-02-21 09:00

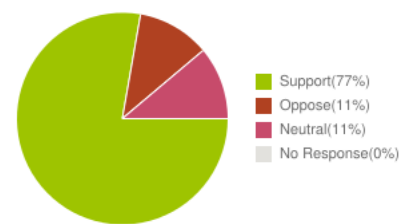
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Affordable Housing Committee (2021) on 2021-09-02 9:00 AM	09-02-21 09:00	4	9	7	1	1

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 2021-09-02 9:00 AM

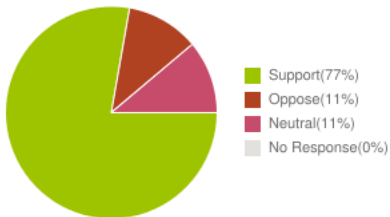
09-02-21 09:00

Agenda Name	Comments	Support	Oppose	Neutral
A G E N D A	3	3	0	0
AH-14(3) MISC EFFECTIVELY PROMOTING THE AVAILABILITY OF AFFORDABLE HOUSING FOR MAUI COUNTY RESIDENTS (AH-14(3))	2	1	1	0
AH-14(2) MISC COMPREHENSIVE AFFORDABLE HOUSING PLAN: RIGHT TO HOUSING (AH-14(2))	2	1	0	1
AH-14(1) MISC COMPREHENSIVE AFFORDABLE HOUSING PLAN: RIGHT TO SHELTER (AH-14(1))	2	2	0	0

Sentiments for All Agenda Items

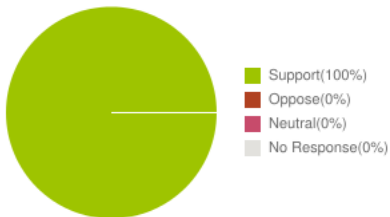
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for A G E N D A

Overall Sentiment



Guest User

Location:

Submitted At: 7:39am 09-02-21

100% in favor of bills for the right to Housing and Shelter

Dr Mary

Kihei HI 96753

Dick Mayer

Location:

Submitted At: 11:18pm 09-01-21

From: Dick Mayer September 2, 2021

TO: Chair Gabe Johnson and members of the Affordable Housing Committee

RE: AH-14(3) EFFECTIVELY PROMOTING THE AVAILABILITY OF AFFORDABLE HOUSING FOR MAUI COUNTY RESIDENTS

I first want to state my enthusiastic support for the establishment of this list to help get our residents into affordable housing. I wish to compliment Council Member Gabe Johnson for initiating this process, and all council members for considering implementing this idea. Nevertheless, I wish to raise a number of questions that need to be answered to make this list workable, efficient, fair, and productive.

1. Are there requirements as to how long a home purchaser must stay in the unit?
Are there requirements as to how long a renter must stay in the unit?
2. How are geographic regions defined? By community plan district? by County Council Residency districts?
3. Rather than waiting till well into the process, the lottery should be held at the beginning to establish a known prioritization. Then periodically for new names, a lottery should be held perhaps every two years to add names to the list.
4. What is to be considered the income? Family income or Household income? This becomes important when there are adult children or other relatives living in the household. Is the word "family" defined anywhere in this ordinance?
5. Who is allowed to sign up to get on the list: a family leader? Each individual in the family? Children who may be adults when their name comes up?
6. At the end of each of the two ordinances dealing with rentals and purchases, there is a requirement for various documents to be submitted. What is to be done with those documents are they to be reviewed? Are there penalties for non-submittal?
7. What happens to a family whose income does not qualify them for a particular unit because there are no more available at that income level? Are they put at the end of a list? Placed at the top of the next list?
8. There should be a provision to give the Housing Department the power to establish rules to make this list workable, fair, efficient, and productive.
9. This list should be applicable to all affordable housing in the county. That would include a) county-built housing; b) private 201 h projects such as the Wailuku Apartments, c) regular projects such as Atherton's Waikapu Town: and d) projects being built by non-profit entities such as Catholic Charities.
10. Priorities will be given in this ordinance to people who have lived in Maui for a longer period of time. Exactly how will it be determined when they began living in Maui County? Is it from when they file their State income tax return? Get their driver's license? Pay a first utility bill? Register to vote?
11. To avoid nepotism and favoritism, there should be a requirement to post up-to-date housing interest lists on the County's website.

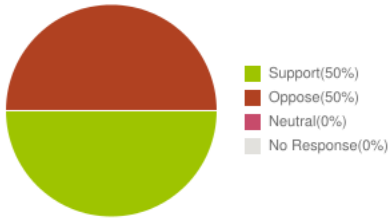
Guest User

Location:

Submitted At: 6:11am 08-30-21

To protect the interest of the community and to create easy access to housing opportunities, I support the County of Maui establishing and maintaining a master list of those interested in rental or for purchase homes. This would assure fairness in assuring everyone has a chance to find a decent and affordable home.

Overall Sentiment



Pamela Tumpap

Location:

Submitted At: 8:49am 09-02-21

Aloha,

Please find attached testimony from the Maui Chamber of Commerce.

Guest User

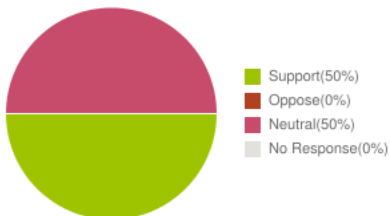
Location:

Submitted At: 6:19am 08-30-21

In their pastoral letter, The Right to a Decent Home (11-20-75) , the US Catholic Bishops wrote "we begin with the recognition that decent housing is a right. Our Catholic tradition eloquently expressed by (Saint) Pope John XXIII and Pope Paul VI insists that shelter is one of the basic rights of the human person." I will send further comments on the right to a decent home in a separate email. Thank you for this agenda item.

Agenda Item: eComments for AH-14(2) MISC COMPREHENSIVE AFFORDABLE HOUSING PLAN: RIGHT TO HOUSING (AH-14(2))

Overall Sentiment



Guest User

Location:

Submitted At: 9:46am 09-02-21

September 2, 2021

Maui County Council
Affordable Housing Committee
Chair Gabe Johnson

Aloha Kakahiaka Councilmember Johnson:

I would like to testify on Agenda Item AF-14(2) relating to Right To Housing. I support the Agenda Item AF-14(2), this goes hand in hand with this bill.

Thank you for taking direct action on this critical issue today.

Most Seriously,
Faith Chase

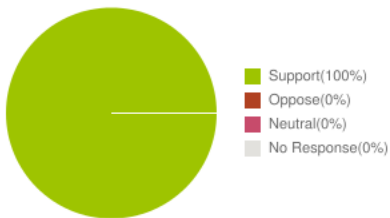
Pamela Tumpap

Location:
Submitted At: 8:42am 09-02-21

Aloha,
Please find the Maui Chamber of Commerce testimony attached.

Agenda Item: eComments for AH-14(1) MISC COMPREHENSIVE AFFORDABLE HOUSING PLAN: RIGHT TO SHELTER (AH-14(1))

Overall Sentiment



Guest User

Location:
Submitted At: 9:46am 09-02-21

September 2, 2021

Maui County Council
Affordable Housing Committee
Chair Gabe Johnson

Aloha Kakahiaka Councilmember Johnson:

I would like to testify on Agenda Item AF-14(1) relating to Right To Housing. I commend efforts of this Committee to clarify this item for the current Mayoral administration and the greater public. While I consider this to be common sense, I am pleased that the fundamental understanding is finally being made clear within this item.

I have been baffled at the lack of attention this issue has been given for years and more specifically during this covid alarm. I have hours of recorded phone calls made to MEMA, the Mayor's office and his Liaison's, DHHC, Red Cross and MPD. While I do believe in direct action and positive steps moving forward I must share my great disappointment with the current Mayor's administration to attention the most vulnerable of our residents.

I will waste no time in going down the long list of failures, rather, I will say that the recent events surrounding signage that criminalizes the houseless specifically on Amala Place in Kanaha are atrocious. This signage needs to be removed immediately. If you look closer you will see that in fact the 'aina that our residents have taken sanctuary on is not the County's to make authority on, these lands and many others are in fact lands for the people.

Again, I will not go down the long list of areas that are also not the County's to lay claim but will remind you that many Land Court Award issues have already been settled in U.S. Court.

In the Bill section 9.37.060 Budgeting wherein: "The council recognizes that the process to create a countywide right to shelter is complicated and will require significant dialogue and budgeting decisions. But the council also recognizes its responsibility to include appropriations in the annual budget ordinance that make the right to shelter a reality."

I would comment this: It is not complicated and will not require this suggested laborious dialogue and budgeting decisions. There is a very easy formula when everyone is in agreement that shelter is a human right and nothing has been done to date, just do it. Budget it, create a drop-in center, do not cater to the faith-based agencies who had years to work on and solve this piece.

I suggest changing this section to read the following: The council recognizes its responsibility to include appropriations in the annual budget ordinance that make the right to shelter a reality.

Pass this bill, Remove the signs, Budget for a drop-in center, Begin securing land for transitional housing. Let the stewards who have exhibited massive sweat equity in this humanitarian work have an opportunity to show what deliverables look like.

In closing, I also support the Agenda Item AF-14(2), this goes hand in hand with this bill.

Thank you for taking direct action on this critical issue today.

Most Seriously,
Faith Chase

Guest User

Location:

Submitted At: 6:20am 08-30-21

Same as my comments on the right to housing.



MAUI
CHAMBER OF COMMERCE
VOICE OF BUSINESS

AH-14 (3)
Effectively Promoting the Availability of
Affordable Housing For Maui County Residents
Thursday, September 2, 2021

Dear Committee Chair Johnson, Vice-Chair Molina and
Members of the Affordable Housing Committee,

We appreciate that areas of the Hawaiian Community Assets Plan are being brought forth swiftly by this committee. We have created an Attainable Housing and Rentals Committee that is comprised of Chamber Members with diverse experience in affordable housing, banking, construction, development, industry, planning, property management, and more. Their engagement and comments have helped shape our testimony.

Regarding the creation of a master waitlist, we understand Kauai has a master list where people on the list are required to update their status themselves. However, it is important to note that Kauai County has been engaged in building affordable housing and that there are no private developers who utilize the County's list. The difference for us is that Maui County is not in the business of building homes—rather, we partner with developers and nonprofits who actually plan, finance and build the homes. In working with our committee, it was made clear that developers need to maintain their own waitlists in order to show project lenders that they have a list of qualified buyers which is a requirement for them to qualify for the much-needed financial assistance that is necessary to build affordable housing. In addition, developers often encourage individuals on the list to update their status regularly and many developers offer or partner with agencies who offer homebuyer education classes and counseling. Additionally, nonprofits have certain Federal requirements necessary for financial assistance that mandates that they control their own lists. They also usually work directly with families on their list over multiple years to help them clean up their credit and ultimately qualify for mortgages while their project is being built. Therefore, maintaining a master list for multiple developers with different needs and requirements would be quite complex—we don't think a master list for the county or one run by a third party is the best way to move forward. Our committee strongly felt, from experience, that the key to getting buyers in houses was to continuously follow up and reeducate people on financial literacy to ensure they are ready when houses are completed.



MAUI
CHAMBER OF COMMERCE
VOICE OF BUSINESS

AH-14 (3)
Thursday, September 2, 2021
Page 2.

On extending the timeframe that units must be sold at certain AMI levels, we feel going from 90 days to 180days is highly problematic. It impacts interest and carrying costs that developers must pay. Will the County be willing to compensate developers? It will also cause developers to increase the price of housing in order to factor in an extended carrying period. Additionally, it is important to consider that interest rates change over time and that should be considered in the proposal.

Lastly, the idea of selling to the County or having the County has a buyer is an interesting idea. While the County has typically granted the one-off homes that foreclose to nonprofits, we question what the County will do with the housing if they have more than one home at a time to deal with. Will the County find a way to put families in these homes and what will that process look like? Will the County look to resell these properties? If so, is the assumption that the County will have a better chance at reselling homes versus developers who have longstanding experience and track records of selling their properties?

Mahalo for the opportunity to provide testimony on this matter.

Sincerely,

Pamela Tumpap
President

To advance and promote a healthy economic environment for business, advocating for a responsive government and quality education, while preserving Maui's unique community characteristics.

From: Dick Mayer September 2, 2021

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