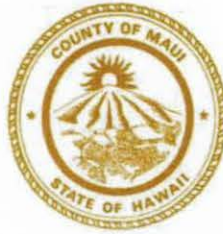


MICHAEL P. VICTORINO
Mayor

LORI TSUHAKE
Director

LINDA R. MUNSELL
Deputy Director



DEPARTMENT OF HOUSING
& HUMAN CONCERNS
COUNTY OF MAUI
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WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 270-7805

September 17, 2021

Honorable Michael P. Victorino
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

For Transmittal to:

Michael P. Victorino 9/17/21
Mayor Date

Honorable Gabe Johnson, Chair
Affordable Housing Committee
Maui County Council
200 South High Street
Wailuku, Hawaii 96793

Dear Chair Johnson:

**SUBJECT: COMPREHENSIVE AFFORDABLE HOUSING PLAN: EFFECTIVELY
PROMOTING THE AVAILABILITY OF AFFORDABLE HOUSING FOR
MAUI COUNTY RESIDENTS (AH-14-(3))**

Thank you for your communication dated September 9, 2021 requesting the Department's responses related to the proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING RESIDENTIAL WORKFORCE HOUSING POLICY RELATING TO SELECTION PRIORITY".

1. As provided in the proposed bill, how would the Department manage a Countywide interest list and project wait lists? What would be the anticipated costs?

RESPONSE:

The Department has been evaluating the suggestion of a County managed interest and wait list, and it has become clear that the Department does not yet have enough information to provide a vision of how those lists might be managed. To begin bridging this gap, the Department has already reached out to the County's Information Technology Services Division (ITSD), and we have begun to engage on how to identify the various requirements and processes involved, so we are better able to articulate the possible end products that would best fulfill our needs. Until we refine the requirements, we are hesitant to propose one or more solutions. ITSD has a prescribed process in place to logically and methodically guide the decision-making

and evaluation process to identify and select the platform that would best meet our needs. The Department is reliant upon and committed to consultation and follow through with ITSD's guidance.

As for costs, many of the solutions we have explored involved a significant amount of work being done through manual manipulation and collection of data. The costs of such models increase exponentially due to the manual work needed. In discussing a more automated system with ITSD, we have discovered that the range of costs for any possible software platform for automation is also very broad, and we feel that it would be irresponsible to hazard a guess at this stage. Once the bill is finalized and we begin working with ITSD to identify the requirements, we will be in a better position to estimate the cost involved and will update Committee at that time.

2. Please provide one or more alternate wait list scenarios and their related costs.

RESPONSE:

The Department has completed some very preliminary research into possible portals and platforms that might support a Countywide wait list, however until we evaluate the full scope of requirements involved in managing these wait lists, we are very hesitant to suggest possible wait list solutions or scenarios.

The Department also notes that the current system for Developer-maintained wait lists and interest lists could continue to be utilized effectively. Based on comments received during the deliberation of the proposals about providing greater access to information about housing developments, the Department is committed to wider publicizing and connecting residents to housing counseling so that they can be better prepared to rent or purchase homes. Additionally, the Department is willing to work more closely with Developers who are offering affordable housing opportunities to train them and their teams to achieve the goals of wider access for all residents interested in rental and for sale units.

Until we are in a position to propose possible solutions, it would similarly be impossible to anticipate the costs at this stage.

We apologize for not being able to provide a more detailed response to the Committee's questions at this early stage, but will update Committee as we obtain more information.

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

Sincerely,



LORI TSUHAKE, LSW, ACSW
Director of Housing and Human Concerns

xc: Housing Division