

**Council action items**

(Budget items are listed on a separate matrix)

<p><b>Update the county rent and sales price guidelines</b></p> <p>Maximum monthly payment of principal, interest, taxes, insurance, mortgage insurance, and homeowner association fees capped at 31% of the homebuyer's gross monthly income.</p>	<p><b>Amend 2.96 to eliminate the requirement for developers to maintain waitlists.</b></p> <p>the developer will work with the county or its administrator to market the availability of housing and the creation of a wait list</p> <p><i>(should occur in coordination with county contracting with organization for credit counseling and pre-approval)</i></p>	<p><b>Amend 2.96 to: -set the marketing period for for-sale homes at a maximum of 180 days</b></p> <p>-prohibit the sale of a home for non-Maui County residents</p> <p>-prohibit sale of a home at any income level other than that committed to by the developer</p> <p>-if the home is still available after 180 days, Affordable Housing Coordinator, or a contracted Treasury certified CDFI administering the county's interim financing and buyback fund, acquires the home and subsequently sell to an approved buyer on the prequalified First-Time Homebuyer Program list.</p>	<p>Establish a <b>local residency requirement</b> for for-sale programs by amending ordinances 2.96, 2.97, 3.35, and all other applicable affordable housing policies by including an updated "Qualified Resident" definition as a person who has been a <b>resident of Maui County or employed full time in Maui County for the last 2 years</b></p>	<p><b>HOUSING IS A HUMAN RIGHT</b></p>	<p><b>Phase out apartment district properties allowed to be used for short-term occupancy at resale</b></p> <p>permit and tax them as short-term vacation rentals with revenue dedicated to the Affordable Housing Fund.</p>	<p><b>Enforce 2.96 and federal fair housing and fair lending laws against mortgage steering.</b></p> <p>Levy fines for violators</p>
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 Committee Chair  
 Johnson

**This is not about building what we can with our current resources.  
This is about increasing the resources we have so we can build what we actually need.**

<p><b>Ensure long term affordability</b> for rental and for sale homes supported with county resources</p>	<p>Amend 2.96/3.35 income requirements to <b>serve AMI brackets in need, as identified by the most recent Hawaii Housing Planning Study</b></p> <p><b>15% is for households 80% to 120% AMI</b></p> <p><b>35% is for households 50% to 80% AMI</b></p> <p><b>50% is for households 0 to 50% AMI</b></p>	<p><b>Amend ordinance 3.35 to allow for use of Affordable Housing Fund monies for Affordable Housing Plan initiatives.</b></p> <p>Including:</p> <ul style="list-style-type: none"> <li>• community serving infrastructure</li> <li>• Housing subsidies, grants, IDAs and loans to assist low-income renters and homebuyers with upfront costs of obtaining rentals and mortgage financing</li> <li>• Deferred payment mortgages for targeting affordability for local residents</li> <li>• support services for Tier 1-2 projects</li> <li>• Planning/design for County- owned Tier 1-2 projects <i>(already can?)</i></li> <li>• Comprehensive infrastructure assessments for priority project areas</li> <li>• Enable bond sales</li> <li>• Cultural, environmental and health impact assessments on county owned land</li> <li>• Rental housing gap financing</li> <li>• Ohana and ADU development, individual septic and wastewater systems, and long-term financing</li> <li>• Existing structure acquisition <i>(already can?)</i></li> <li>• Rehabilitation of existing structures <i>(already can?)</i></li> <li>• Provision of housing counseling services and the development of a pre-qualified list of eligible buyers and renters</li> </ul>	<p>Amend 2.96 credits: Affordable housing credits will be limited to landowners developing multiple phases or multiple properties where excess workforce housing units are developed in one phase and can be used to offset the requirement in a subsequent phase or development. Existing credits may only be sold to developers in the same community plan area.</p>
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<p><b>Update 2.96 requiring developers to dedicate 20% of land</b> in a project for housing that serves &lt;50% AMI and 61-100% AMI.</p>	<p><b>Sell bonds</b> to fund the Affordable Housing Fund <i>How can council facilitate?</i></p>	<p><b>Amend 2.97 Include pre-approved ADU's</b> 'ohana units and owner-builder homes using pre-approved plans.</p>
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<p>Hold listening sessions between for-profit and nonprofit developers</p>	<p>Develop a <b>fee structure</b> on market rate units that would recoup most, if not all, of the <b>funds invested in infrastructure</b> over time.</p>	<p><b>Establish project design standards</b> for affordable housing projects of less than 150 units in Central, South, and West Maui so projects can be approved as of right rather than requiring council approval.</p>
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<p>Establish Council-County representative working group to <b>review and mediate on impediments of Tier 3, stalled and delayed projects</b> listed in the plan</p>	<p><b>Establish Community Advisory Committees</b></p>	<p><b>Update the county zoning code</b> to lower housing costs and promote affordability by design.</p>
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<p>Separate the Department of Housing and Human Concerns into two different departments</p>	<p>Council amends 2.97 ordinance to <b>streamline the planning and permitting processes of 100% affordable projects</b></p>	<p><b>County-initiated state land use boundary changes and county zoning changes</b> for all county and state-owned property in community plan areas deemed suitable for residential development.</p>
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