

PLANNING COMMITTEE
Council of the County of Maui

M I N U T E S

Council Chamber

October 27, 2016

CONVENE: 9:06 a.m.

PRESENT: VOTING MEMBERS:
Councilmember Don Couch, Chair
Councilmember Robert Carroll, Vice-Chair
Councilmember Gladys C. Baisa (left at 11:14 a.m.)
Councilmember Elle Cochran
Councilmember Michael P. Victorino

EXCUSED: Councilmember Don S. Guzman
Councilmember Mike White

STAFF: Greg Garneau, Legislative Attorney
Pauline Martins, Committee Secretary

Ella Alcon, Council Aide, Molokai Council Office (via telephone conference bridge)

Denise Fernandez, Council Aide, Lanai Council Office (via telephone conference bridge)

Dawn Lono, Council Aide, Hana Council Office (via telephone conference bridge)

ADMIN.: Michael J. Hopper, Deputy Corporation Counsel, Department of the Corporation Counsel
Michele McLean, Deputy Director, Department of Planning
Kathleen Aoki, Administrative Planning Officer, Plan Implementation Division, Department of Planning
David Goode, Director, Department of Public Works
David J. Ching, Deputy Director, Department of Management

OTHERS: Zandra Amaral Crouse
Cassandra Abdul, Executive Director, Na Hale O Maui Land Trust
Mike Young, Owner, Wide Open Construction
Thomas Cook, Vice-Chair, Construction Industry of Maui
Peter Niess, Owner of Maui Architectural Group, and President of the American Institute of Architects, Maui Chapter
Plus (2) other people

PRESS: Akaku Maui Community Television, Inc.

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CHAIR COUCH: . . .*(gavel)*. . . Will the Planning meeting of October 27, 2016 please come to order. My name is Don Couch, I'm the Chairperson of this Committee. Before we start, let's make sure everybody has their cell phones in silent mode please; double check your cell phone. Alright. Let me introduce the Members that are here today. First, we have Robert Carroll who is the Vice-Chair of the Committee.

VICE-CHAIR CARROLL: Good morning, Chair.

CHAIR COUCH: Good morning. And we have Gladys Baisa.

COUNCILMEMBER BAISA: Good morning, Chair.

CHAIR COUCH: Good morning. We have Elle Cochran.

COUNCILMEMBER COCHRAN: Aloha. Good morning, Chair.

CHAIR COUCH: Aloha. Good morning. And we have Mike Victorino.

COUNCILMEMBER VICTORINO: Aloha. Good morning, Chair.

CHAIR COUCH: Good morning. Excused today are going to be Don Guzman and Mike White. From the Planning Department we have Michele McLean, Deputy Director.

MS. McLEAN: Good morning, Chair.

CHAIR COUCH: Good morning. Oh, and we have Kathleen Aoki.

MS. AOKI: Good morning.

CHAIR COUCH: Good morning. She's from the Planning Implementation Division. And we have from...we are going to have from Department of Management Keith Regan, and we have David Goode who's here. He'll be coming down a little bit later. We have from Corporation Counsel we have Mike Hopper.

MR. HOPPER: Good morning, Chair.

CHAIR COUCH: Good morning. Alright. We have Legislative Attorney, Greg Garneau. Good morning.

MR. GARNEAU: Good morning, Chair.

CHAIR COUCH: And Committee Secretary, Pauline Martins. Good morning.

MS. MARTINS: Good morning.

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CHAIR COUCH: And from the Hana District Office we have Dawn Lono. Good morning, Dawn.

MS. LONO: Good morning, Chair. This is Dawn Lono at the Hana Office.

CHAIR COUCH: Good morning. And then from the Lanai District Office we have Denise Fernandez.

MS. FERNANDEZ: Good morning, Chair. This Denise Fernandez on Lanai.

CHAIR COUCH: Good morning. And from the Molokai District Office we have Ella Alcon.

MS. ALCON: Good morning, Chair. This is Ella Alcon on Molokai.

CHAIR COUCH: Okay, Members, we're going to start with public testimony. And for individuals testifying in the Chamber, the one that is here, please sign up at the desk outside the Chamber door. If testifying from a remote testimony site, please sign up with the District Office Staff. Testimony will be limited to the item today which is PC-37(2), Increasing Inventory of Available Housing. Alright. Pursuant to the Rules of the Council we're going to have three minutes for testimony with an extra minute to conclude. The lighting system will be green for three minutes, yellow for one minute, and then when it turns red please conclude your remarks. When testifying, please state your name and any organization that you may be representing. Members, without objection, we'll open public testimony.

COUNCILMEMBERS VOICED NO OBJECTIONS.

. . . BEGIN PUBLIC TESTIMONY . . .

CHAIR COUCH: Okay. First to sign up in the Chambers is Zandra Amaral and she's the only one so far. Zandra Amaral Crouse.

MS. AMARAL CROUSE: Good morning, Chair --

CHAIR COUCH: Good morning.

MS. AMARAL CROUSE: --and Councilmembers, and the panel. It's exciting to be here. Cassandra asked me to be here today to garner some support for herself and the panel. We were privileged, Cassandra and I, to attend a function at the Kamehameha Golf Course --

COUNCILMEMBER VICTORINO: Chair, excuse me?

MS. AMARAL CROUSE: --with our Senior Vice-President ...

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COUNCILMEMBER VICTORINO: Can you have the testifier identify herself, please?

CHAIR COUCH: Yeah, can you identify yourself, Ms. Crouse.

MS. AMARAL CROUSE: E kala mai iau. My name is Zandra Amaral, from Paukukalo, Crouse from Minnesota. That's the husband side. Thank you, Cousin Victorino. You know family can always be counted on. You're going to take them minutes away from me now. Okay. Okay. But in any event...thank you, cuz, but in any event, Chair, we had the privilege of meeting with our senior vice-president and our president of the National Association of Realtors at a function last evening and along with that we had our financial analyst. Also present was our legislative liaison for the National Association of Realtors. The thing that was predominant was housing and we're not alone. And it's funny because the two items that's important to this Council is...was also brought out as being very prevalent and important to most of the nation in the United States and that's agriculture and housing. But I stand before you today totally, totally thrilled because I do know that with this taskforce, this advisory board they'll be able to be a liaison between yourselves, the community, such as myself, and the developers. This is exciting. And as a real estate broker and owner of Aina Hawaii Z Properties I can tell you working with first-time homebuyers is a privilege, very rewarding but it is so difficult. And I know that there is not one of you on the advisory board or that sits on the Council or even in Administration who don't know and realize how important it is so I thank you for bringing this organization together. And in closing, I'd like to say Mike Victorino, my dear cousin, and Gladys, my other cousin, I am going to miss you and I do know many, many, many people are going to miss you on the Council. So I do hope that we continue to hear your voices in the community and knowing both of you I know we will. But I'd like to say humbly on behalf of my family and myself mahalo for all that you've done. Thank you, Chair.

CHAIR COUCH: Thank you. Members, any --

MS. AMARAL CROUSE: You're welcome.

CHAIR COUCH: --questions to the testifier? Seeing none, thank you, Ms. Crouse. Alright. Let's go to the District Offices. Molokai, anybody there to testify?

MS. ALCON: There's no one here on Molokai waiting to testify.

CHAIR COUCH: Lanai?

MS. FERNANDEZ: There is no one waiting on Lanai to testify.

CHAIR COUCH: And Hana?

MS. LONO: There's no one waiting in Hana to testify.

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CHAIR COUCH: Okay. Thank you, ladies. Members, seeing that there's nobody...if there's anybody else wants to testify? No, okay. Seeing that there is nobody coming down to testify and nobody in the District Offices, without objection, we'll close public testimony.

COUNCILMEMBERS VOICED NO OBJECTIONS.

CHAIR COUCH: Okay, public testimony is closed.

. . . END OF PUBLIC TESTIMONY . . .

CHAIR COUCH: Thank you, ladies.

PC-37(2) INCREASING INVENTORY OF AVAILABLE HOUSING (MISC)

CHAIR COUCH: Okay, Members, we're working on Item PC...yeah, I get 'em...PC-37(2) which is Increasing Inventory of Available Housing. Just a reminder for those watching the Committee formed a temporary investigative group earlier this year to investigate ways to increase the availability of housing. At our meeting on October 12, 2016 we agreed to recommend a number of referrals to other committees. We did not take up...we did not make a decision as to the "one stop shop" proposal. It's recommendation No. 3 in the TIG report. It was brought to the Committee's attention that the Administration has studies of this recommendation and encountered roadblocks to implementation. I've asked Director Goode from Public Works and Managing Director Regan to share their experiences with us. We'll be waiting for Mr. Regan to come on down and when he does we'll pick that up. Actually, if we can get Mr. Goode to come down and we'll start with him and hopefully Keith will make it. And just for the Members wondering why we have a panel here. We're going to have the panel right after this talking about the trials and tribulations that these folks from the public or from the private sector have had in trying to get affordable housing here on Maui...built here on Maui. Mr. Goode, thank you for coming.

MR. GOODE: Good morning, Chair.

CHAIR COUCH: If you look at the TIG report Item No. 3 of the referrals talked about...let's give me the page for you...Page --

UNIDENTIFIED SPEAKER: Ten.

CHAIR COUCH: --10, Item No. 3, "one stop shop" at the new...well, somewhere. This talks about it, the new County Service Center, but we discussed other possibilities for that either. But it was brought to our attention that the Administration tried this or something similar to this and ran into some roadblocks. Can you give us a take on what you encountered?

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MR. GOODE: Okay. Good morning, mister...Council Chair, and Members of the Committee. Dave Goode here; Department of Public Works. You know I really don't feel like I'm the right person to respond to that question. We...for us, you know, we would handle the Building Code aspect of any building plan but as we all know there's multiple departments that review including Planning, Fire, potentially DLNR, State Department of Health, Water Department, Wastewater, and I think that...and it's probably best to ask for the Managing Director. So this concept has been discussed a number of times and I think to-date no one's found the best solution to implement it. It doesn't mean it can't be done but I just don't feel well versed enough other than just saying what I just said. Sorry. This is probably a better question for Mr. Regan.

CHAIR COUCH: Okay. And I know we sent word to him and he said he was coming. We'll have Staff check up on that. It's also my understanding you had some sort of...you've had open houses kind of things where you had people in a room and were able to do that. How did those things work?

MR. GOODE: Yeah, the open house process I thought worked pretty well. We had a number of them. I think they were staggered about six months apart and the members of the public would come in, sometimes the designers would come in as well. And if they had, you know, a particular issue that they wanted to bring up to the group rather than, you know, say meeting them individually. And so I think as a result of that process I know our Department, and I think other departments, were able to identify some general areas that could be tweaked either internally or perhaps with Code changes. And ultimately as the...we kept going through these open houses the turnout got lower and lower to the point where it didn't seem like it made sense. But it was a good experience early on in Administration for us to see, okay, what kind of issues are out there for our respective departments and how can we address them.

CHAIR COUCH: Okay. So you mentioned that turnout dwindled. Is that because there were less and less issues with...or I guess projects coming up that needed a one stop type setup?

MR. GOODE: Well, you know, this wasn't a one stop. It was more like "I have an issue with whatever," you know --

CHAIR COUCH: Okay.

MR. GOODE: --and it could vary from converting a carport to a garage to something larger. So I guess my take on it would be that there was just more folks had their questions answered.

CHAIR COUCH: Okay.

MR. GOODE: But Ms. McLean may have a different experience --

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CHAIR COUCH: Ms. McLean?

MR. GOODE: --with this. I think Planning was...a lot of folks had questions about Planning related matters.

CHAIR COUCH: Ms. McLean?

MS. McLEAN: Thank you, Chair. Our experience was similar to what Dave described. It was helpful for people to know that they could come in and talk with our staff or the supervisor or myself if they had a problem, and it sort of went beyond Building Permits. The initial idea was to focus on Building Permits similar to this "one stop shop" concept but then it went beyond that. People would come in to ask about the water list or they would come to ask about a Planning Commission issue. And so it kind of went beyond what that original intent was. I don't know why the participation dwindled at that point but I did want to make a comment about the "one stop shop" idea if I could.

CHAIR COUCH: Okay.

MS. McLEAN: The challenge that would present for Planning, and we support the concept, absolutely, but to have one or two of our staff people in a different location to participate in this "one stop shop" there are many permits that one permit reviewer is able to just review and sign off on. But there are also many that they need other input, maybe it needs an SMA Permit or a Flood Development Permit and so they would need to check with another staff person on the status of that. Or there's some things sort of gray about it and they want to check with a supervisor and so if they were offsite at a different location that wouldn't be as easy as it is now when they're in the same office with those people and they can just ask them right then and there. So again the concept is one that we would support and if it could be in a location, you know, some point in the future where our Department could also be close by then certainly we could rotate staff into that "one stop shop" position and then still have other staff accessible so that we really could turn things around quickly.

CHAIR COUCH: Okay.

MS. McLEAN: Thank you, Chair.

CHAIR COUCH: Alright. Thank you. I've been informed that Mr. Regan is not going to make it. Mr. Ching is on his way down so we will proceed I think but let me take a...maybe a really short recess and I will...we'll get...we'll find out when Mr. Ching will be here. Short recess to the call of the Chair. . . .(gavel). . .

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RECESS: 9:20 a.m.

RECONVENE: 9:23 a.m.

CHAIR COUCH: . . .*(gavel)*. . . Alright. Thank you, Mr. Ching. What we're discussing here is the concept of a "one stop shop" that...for permitting process that the Administration tried and it's my understanding that there were some concerns from the Administration on being able to do something like that. And I will preface the...before Mr. Ching starts he and I went to San Jose and looked at the City of San Jose's "one stop permit shop." So he's well aware of how that works and hopefully we might be able to get some good answers. So, Mr. Ching, thank you.

MR. CHING: Thank you, Chair. Thank you, Chair. Morning, Committee. Sorry for delaying my arrival here. I'm not too sure about past efforts to create a "one stop permit shop" here on Maui and before I actually go on about a "one stop permit shop" and the benefits of that and the efficiencies we'll gain, I just got to say this, currently I really don't think the actual processing of permits is the big problem here. Okay. And I'll tell you a little bit about that a little bit later. But our...the timelines that we've seen or the statistics that we've been gathering are not showing that the County's processing of permits is outside of reasonable or outside of our prescribed limits. Okay, a lot of times what the problem...the root causes are, are incomplete permit applications, incorrect information being provided to our County permit processors, and really at the root core of the whole thing is we got a lot of prescribed ordinances, laws, and requirements that add to the burden of the applicants. So we got to take care of that first 'cause really the processing itself is really not the big problem. With all that said, we're getting very much closer to being able to do something very, very similar to a one stop permit application process and that's through our MAPPS project that's currently going on Countywide and we're probably about, oh, a good 18 months from going live on it but it's very, very complex. It will provide the ability for applicants to give us or submit their applications to the County online digitally and then the County which it already does although a lot of it is manual but we can do a lot of this concurrent processing of the application by the different reviewing agencies so that our timeliness will actually be a little bit better than it is. Unfortunately, our timeliness can only get as good as the applications being submitted and the ability of the applicants to meet the legal requirements of the permits. That's really the big hold up and I don't know, Director Goode can correct me if I'm wrong on the, statistics of our performance of actually completing our portion of the application process.

CHAIR COUCH: Mr. Goode?

MR. GOODE: Thank you, Chair. And to add to Mr. Ching's comments, you know, we collectively passed the new Building Code a few years ago. The Department proposed, and the Council agreed to add a provision that require the departments to respond within 30 days with comments or approval, and we track that. So on a monthly basis, our folks at DSA put together a report that shows how the agencies have done in meeting the 30-day deadline and for many agencies it's near 100 percent. It's not

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across the board. And it varies depending on available staff in certain departments at certain times. But generally what we see is that the comments are getting out there. There are times, however, and I will admit there are times when certain agencies including ourselves don't make the 30-day deadline that's, it's relatively, in general, relatively shortly thereafter. We do issue about 1,600 Building Permits a year. I can tell you at the Director's Office for myself I'm lucky if I get involved in 50 a year; 1 a week, maybe less, maybe 30 a year. So that tells me the vast majority of permits are going through without at least in my case our Director's Office involvement. That does mean there are some that are not going through for one reason or another and generally because there is something unusual about the property itself or the particular structure that's being proposed, maybe it doesn't fit squarely with the Code and needs some type of interpretation. So we see, you know, the vast majority of permits going through relatively timely. Again there are instances where particular agencies may not be able to make the 30 days but oftentimes when I'm asked to look at permit I just pull it up on KIVA and we look and we'll see there's an agency or two that are outstanding and there will be a note saying letter sent to applicant to address certain items. And the owner who may not be the applicant, they may have hired someone, may not be aware of that. Sometimes the owner will call and say how come my permit is not being issued and we'll say, well, it says here that a letter was sent to the applicant and it hasn't been returned or maybe there's discussion going on as to what that comment might be. So that's generally the process. I think the 30-day clock is really, really important 'cause it does put time limits on the agencies, and we need to staff appropriately. But it really gives the applicant, you know, a better idea that they're going to get a good response within that time and we'll get better plans because they won't be so concerned, oh, gosh, I may not get an answer for six months, I'm just going to submit something and get it in there. And I think over the last few years the plans have aggressively gotten better. The comments have gotten timelier but it doesn't mean, you know, everything is seamless because there are individual issues on individual properties and structures that need to be...that need to be addressed.

CHAIR COUCH: Okay, thank you. Mr. Ching, you mentioned that the process could be...is part of the problem that there may be some Code changes that may be needed. Can you give us an example or is your Department or is the Administration and the department heads coming up with potential changes that we...the Council might be able to assist in?

MR. CHING: Chair, we...there are changes that will be proposed as a result of our efforts to improve the entire permitting process. As for specifics, you know, this is just my personal opinion and I'm just going to put it out there so I hope you guys don't get too mad. But to me there's some really, really important laws that should be followed then there's laws that are nice to have but really are they just adding additional cost burden, time to projects or for the perceived benefit that they're giving? For instance, and this is just me, our Sign Ordinance we spend an awful lot of time, an awful lot of effort on what people put on their signage. We limit their signage. We do a whole bunch of that and that just adds burden to me to a developer or to somebody who's

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trying to build a business. You know is it really worth the effort we're putting into it? I don't know. But somebody should need or an effort should be done to treat or identify the root cause of the problem, and the root causes, I mean that's...it's a big project. I'm not brave enough to take it on. I know it's going to be long but somebody needs to sit down, look at our ordinances with respect to permits, entitlements, and all that we do here and really say, okay, is this a must-have, public health and safety? Is this a good-to-have or is this a really...it was great back in the '40s when it was put in and it doesn't apply today? And then do that analysis and say okay these are the things that we really should change. I know our departments try but there's hundreds of ordinances out there. They don't have the time to do this. This needs to be a separate exercise and it ain't going to be cheap, it ain't going to be fast, and it ain't going to be easy but it should be done. Because if we really want to solve the issues of what's preventing this community from getting their affordable housing we want then that's what needs to happen. So if we have the will to do that then we're moving off in the right direction, otherwise everything else we're doing is just Band-Aids and eventually we're going to be coming right back in this room talking about the same thing. I mean in the '70s they were doing it; in the '60s they were doing it. We're now in 2016 talking about the same thing 'cause nobody treated the root cause. So I probably said too much. Sorry about that.

CHAIR COUCH: Members, any questions to the ...

COUNCILMEMBER COCHRAN: Testifier?

CHAIR COUCH: To Mr. Ching? It sounded like testimony to me. I'm sure you guys have tons of questions. No? Mr. Victorino?

COUNCILMEMBER VICTORINO: Not tons of questions. I thank Mr. Ching for his candidness and, you know, I believe there is a lot of situations that he brought up that is very applicable to what we're going to be discussing today. And we've got some people that can maybe give us some good ideas and help you and help us make some better decisions. I agree we tend to over regulate every time and especially when there's problems. You know one problem and we over regulate the whole industry and maybe it's time to get off of that and I think that's where we need to start. And I look forward to the Administration, and hopefully will be in the next couple months 'cause, you know, me and Ms. Baisa we don't have much time so hurry up. We've been waiting for ten years, now you come. No but all joking aside, you know, I'm glad to...the realization that it's just not one problem but it's a multiple faceted problem that we need to, you know, really address and give Mr. Goode and the Departments the ability to approve things that make good sense, common sense, and not be tied down with laws and regulations and policies that really are not applicable to today's society. 'Cause time is money; money is time. And that's what they deal with each and every day, that's what we have to face each and every day and unless we build inventory and build it soon our working people are going to be forced off this island really, really quick. If there's one topic that I've gone no matter where in this community, no matter what part of this County is housing, affordable housing.

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Rentals have escalated beyond mortgages, and mortgages are so high, luckily interest rates are still low but that's going to change soon and that's going to change that dynamic also. So, Mr. Chair, thank you for bringing this up. I know there's going to be a lot more questions specifically but I'd like to get to the panel not so much because I think the panel can give us some real good guidance. And if you, Mr. Ching and the Administration, would watch, you know, don't turn off the TV now. Pay attention or stay here and listen, take notes, don't depend on Mr. Couch to send you the notes now, okay. But all joking aside I think we're taking the right step in the right direction and I want to thank you, Mr. Chair, for bringing this up today. And I want to thank the TIG for their hard work and I think let's get some work done and let's...and like you, Mr. Ching, I've said too much. Thank you very much.

CHAIR COUCH: Thank you. Ms. Baisa?

COUNCILMEMBER BAISA: Thank you very much, Chair. I would like to thank Mr. Ching for his refreshing remarks. You know unfortunately there's a lot of political speech-making that goes on on the floor and that's expected in this environment but it really doesn't get to the root of the problem. And we talk a lot about all kinds of things but you hit the nail on the head, the bottom is how do we get affordable housing built? And I think that has to be the standard, Chair, as we go forward, as we're making rules and making changes, and doing all kinds of stuff is this going to get affordable housing built. And if that...if it does then maybe we ought to consider it and not spend so much time trying to figure out, well, there will be a handful of people that will lie and cheat and not do this. Because we focus on those liars and cheats and we forget about the greater benefit. And so I really want to thank you, David, for bringing out some, you know, hard truth here that we're part of the problem because we create all these things and then the public has to deal with it. And so I'm really excited as we go forward with the recommendations of the TIG that we can use that as a standard to judge what we might decide to make rules about. So I want to thank you very much, Chair, and thank you.

CHAIR COUCH: Thank you, Ms. Baisa. Members, any further --

COUNCILMEMBER COCHRAN: Chair?

CHAIR COUCH: --questions? Ms. Cochran?

COUNCILMEMBER COCHRAN: Yeah, and thank you, Mr. Ching, for being here and I completely agree with your comments so I don't think you talk too much. I would like to hear you talk some more. This MAPPS program though, this is a...is it like a web program of sorts that's going to encompass all the information, GIS, MIS, pictometry, whatever? All these things we're building into one, I don't know, program. I don't know what the verbiage is but is that what it is or how is this going to help as you say assist in this dilemma that we have at this time?

MR. CHING: Chair?

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CHAIR COUCH: Yes?

MR. CHING: Thank you, Member Cochran. MAPPS is everything you just said and a lot more. We're actually trying to internally treat the root causes of what we believe are the County's hurdles in processing permits and other types of land related transactions. So it will include changes requested in ordinances. It will include organizational changes. It will include hardware and software upgrades and it will give us the ability to, I believe, more effectively, efficiently, and accurately process the applications that come our way. With that said we're also not doing it in a vacuum. We are going...meaning we're not doing it in a County vacuum, we are going to involve members of the developer/contractor community. We are going to try and get members of the general public who are interested in this type of activity to get involved a little bit with designing interfaces, with designing processes. And really getting their input as to, you know, the group sitting here; Mr. Cook has been very active in helping us establish a bridge between our MAPPS project team and with the contractor community. So we're not going to do it in a silo. We're not going to just do it internally for County of Maui benefit, we're going to do it for community. Hopefully, that helps everybody understand where everybody else is coming from, including the public and the professional community. And we're hoping that we can use similar tools so that our processing gets much more effective such as electronic plans review software. We are currently setting up a product called Bluebeam which will allow us to get electronic plans review and do things much, much more quickly, efficiently. I mean if you get 1,000-page plan that comes in, right now they're doing it by hand. The reviews are all done a page at a time, notes and everything, then they send off their...the reviewed plans to get corrected then they come back. And the reviewers never know what else changed on their...on those 1,000 pages but using something that has electronic review actually catalogs all the changes, changes requested and changes actually done by the engineers that weren't requested. So things like that should make us a lot better but again like I say, if we don't really take a look at the requirements that we're doing or that we're requiring the applicants to go through and make some changes there, we can only get as good as we can get and then it stops, right? So we hope we can get at least to that point. We get as good as we can get. I hope that answers ...

COUNCILMEMBER COCHRAN: Very good. No, thank you that, gives me, yeah, good...further insight into what that project is about and it sounds like it's a very important thing that we need to stick with and make sure that we see it, yeah, fulfilled. So thank you, Mr. Ching, on all your work with that. And, Chair, I'm ready to learn from our panel here.

CHAIR COUCH: Yeah.

COUNCILMEMBER COCHRAN: Thank you.

COUNCILMEMBER VICTORINO: Chair?

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CHAIR COUCH: Member...Mr. Victorino?

COUNCILMEMBER VICTORINO: One more. Mr. Ching, you know, in what you've been referring to and your answers to Ms. Cochran, you're still on that 18 months or could it be sooner or what is your...you know, you said 18 months is what your timeline at this point is. Do you foresee it any quicker or, you know, maybe even longer? But 18 months is what you feel most comfortable with?

MR. CHING: Chair? Member Victorino, I'm scared of saying 18 months and being comfortable.

COUNCILMEMBER VICTORINO: Okay, Okay. Okay.

MR. CHING: Every day, I mean we've...we took a year to develop the RFP and select the vendor and go through contracts. It is that complex of a project. We are...we're making very good headway. We are pretty close to right on time but complexities of the project, things just keep coming up, and all of the different requirements that need to be addressed by this project is very complex. Not to say that we don't have the capable people to do it and the funding to do it. We probably just don't have enough people to do it in...and keep it up, and keep our regular jobs going at the same time. So somewhere along the line I think we're going to slip a little bit. We're trying to think of creative ideas to help us get more resources to keep up with our regular work as well as also to keep the project running as smoothly as it has been. I don't know how successful we'll be in the future. I hope we continue to be successful. We have been very successful so far but, yeah, 18 months is...I think it's reasonable, but every day, I wake up and I'm afraid that something's going to hit us we didn't think of.

COUNCILMEMBER VICTORINO: Okay. One more question, Mr. Chair.

CHAIR COUCH: Yeah.

COUNCILMEMBER VICTORINO: Do you...or are you seeking advice and help from the areas of architects, and engineers, and contractors, and those who will be the utilizers of this program more than probably other than the John Q. Public, and some of the John Q. Public would be part of this. But they are the ones that are going to probably be the biggest benefactors along with the County in expediting. So are you turning to them and asking for their advice or showing 'em what you're trying to do and see what they would like to see done, incorporating their ideas?

MR. CHING: Chair? That's absolutely the intent.

COUNCILMEMBER VICTORINO: Okay. So you haven't yet but you will?

MR. CHING: We have had preliminary conversations.

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COUNCILMEMBER VICTORINO: Okay.

MR. CHING: We haven't gotten our full groups together yet but we intend to and, yes, absolutely the door is going to be wide open.

COUNCILMEMBER VICTORINO: Okay.

MR. CHING: We want to do this to everybody's benefit that we can.

COUNCILMEMBER VICTORINO: Okay. Okay, Mr. Chair. Thank you. I think that makes me feel a little bit more reassured also.

CHAIR COUCH: Thank you, Mr. Victorino. Members, any other questions? Okay. Thank you, Mr. Goode and Mr. Ching. I would like to have you stick around if you have time.

MR. CHING: Sure.

CHAIR COUCH: And the Planning Department if you want to come down and sit back here to listen to the discussion and participate in the discussion if you have comments. So come on down. And, Mr. Goode, do you want to stick around or?

MR. GOODE: I'll stay.

CHAIR COUCH: Okay. Well, you could sit in the back if you'd like, only because...Mr. Goode?

MR. GOODE: *(Speaking from the gallery.)* Huh?

COUNCILMEMBER VICTORINO: You got to sit in the back.

CHAIR COUCH: You can sit back here if you'd like only because if you have a response to one of the questions --

MR. GOODE: *(Speaking from the gallery.)* Sure.

CHAIR COUCH: --we get you right there.

COUNCILMEMBER COCHRAN: Yeah, don't run away.

CHAIR COUCH: Okay, Members, if you noticed there's a...we have a panel in front of us. I want to thank them for coming. I want to introduce them. On my far right I have...we have Cassandra Abdul from Na Hale O Maui, and then we have Mike Young, and I'm not quite sure where he's from. So I'll have you introduce yourself when we go through. And then we have Tom Cook who's...he's a jack-of-all-trades but he's right now working with the Maui Chamber of Commerce in the CIM program, Construction Energy...Industry, I forget what the "M" stands for. And then we have Peter Niess who

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is an architect. So, first of all, panel members, why don't you introduce yourselves as far as what your function is in what you do in everyday work. So who's got the microphone first? Start with Cassandra, go ahead.

MS. ABDUL: Good morning. Cassandra Abdul, I'm the Executive Director of Na Hale O Maui. We are an organization, a nonprofit, and we do affordable housing in perpetuity. We work with families that earn less than 120 percent of the area median income. We currently have 33 homes with families living in them. We sell the homes leasehold and basically that reduces the cost, it makes it more affordable. Our families can earn appreciation, it's shared appreciation, and we are getting ready to work with the West Maui Land on their Kahoma Project. We are going to be doing 12 single-family residences.

CHAIR COUCH: Okay, thank you. Mr. Young?

MR. YOUNG: Good morning. Mike Young, General Contractor, Wide Open Construction. We do houses from standard builds to million-dollar houses all over the island. Yeah, I just here to try to get that...some affordable housing, some ideas for that.

CHAIR COUCH: Okay, thank you. Mr. Cook?

MR. COOK: Good morning, Chair, Council. My name is Thomas Cook. I'm currently the Vice-Chair of Construction Industry of Maui, which is a trade group associated with the Maui Chamber of Commerce. I'm a general contractor. I've been practicing...building on Maui for the last 28 years. Licensed also as a...specialty licensed for structural concrete and civil work of principally a lot of high-end luxury homes but did 21 houses up in Waiohuli and that's probably one of the most satisfying projects that we've done. I'm very glad to participate in this process because I think that the community working with government is the pathway to solving a lot of our challenges.

CHAIR COUCH: Okay, thank you. Mr. Niess?

MR. NIESS: Good morning, Chair and Council. My name is Peter Niess. I'm the owner of Maui Architectural Group, the President of the AIA Maui Chapter. I have a degree in urban planning and also in architecture. I get to work with a lot of great people, private, private industry developers as well as an architect I work with the County a lot. And I look forward to going through...brainstorming through some of these issues and letting you know what some of the...what our perspective is from the architectural applicant side.

CHAIR COUCH: Thank you, Mr. Niess. Also, Members, Mr. Niess has neglected to mention he's one of the Ka Ipu Kukui Fellowship members, so.

MR. NIESS: Which is amazing.

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CHAIR COUCH: Yes. All right, panelists, thank you very, very much for being here. As you heard, some of the issues that we're...Mr. Ching brought up. We also have this temporary investigative report which you have in front of you and what we're trying to do is figure out what are some of the barriers that you guys run into and what can help us get especially affordable housing but housing in general moving again. According to Department of Business and Education and Development, I mean Environmental, sorry, Business and Economic Development and Tourism Board, DBEDT, it's...they're saying that we should...based on our population growth we should be building about 1,400 homes a year. That number can go any which way but we've only been building around 200 to 300 a year so we are lacking. Some of the reasons we are not aware of and hopefully you can help us out. You guys in the industry, why aren't homes being build and especially what's the...what are the barriers to building affordable homes? If anybody wants to pick that up it's kind of a free-for-all discussion. Mr. Cook?

MR. COOK: Thank you. Thank you, Chair and Council. I think what...Mr. Ching's comments were very refreshing and appropriate and that the...we do have...the issues are complex and they're spread on the legislative, the administrative, as well as the community. To start I'd like to just sort of broad strokes because my thoughts and feeling on this process is that standing back and being objective and looking at the big picture enables us to identify what paths are available and where some of the challenges are. When we narrow it down and become overly specific sometimes we...our perception is limited. And so I just brought today, first, a talking point like does everybody know this is?

COUNCILMEMBER VICTORINO: A Building Permit.

CHAIR COUCH: It's a Building Permit.

MR. COOK: Basically, this is a Building Permit but the significance of this, what I want to point out today, this is the...when this is issued there's a transition from a review process to the construction process. And whether it be for an affordable home, a residential...luxury residential, industrial, whatever it is, approximately 40 to 50 percent of the value of this construction cost is wages that go into our community. And so, being...when I mean being objective is not being like, well, what are they building, it's just simply the fact that the County has reviewed and approved, and issued a permit to build and the consequence of that is many people get to go to work. And it's kind of like if you took, you know, \$10 million worth of work which might be a variety of projects and then that's like \$5 million worth of money that's going to go into the community. And it's kind of like putting the...putting the money in front of the fan because the money is dispersed throughout the community buying tires, buying shoes, paying rent, electrical bills, a variety of things, everything that the working people do to make money. So the County, I just want to focus this process of improving through MAPPS the legislation, Legislative Branch collaboratively working with the Administrative Branch to identify...and working with the public, to identify what the challenges and obstacles are. If we do work together and we do collaborate

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on the issue of how can we get Building Permits issued, protecting the public, protecting the environment, respecting the law but being practical and realistic. And analyzing when people say no, and I have nothing but respect for the people who work for the County. It's a very challenging position and I am not a critic. The entitlement process is way upstream from this. I think that's sort of the root of the challenge. So I just...I'm glad to be here. I think that many of these issues will help and that us working together we can and will improve things.

CHAIR COUCH: Thank you, Mr. Cook. Any panelist want to speak up? Thank you, Ms. Abdul. You can go ahead and leave that on.

MS. ABDUL: I agree with what Mr. Ching has said and also what Tom just said. I really appreciate what you said, Mr. Ching, and I think that is a huge issue that we need to work through. We started...at one time we built houses there were no regulations. There was no Building Permits, anything like that. A lot of those houses are still standing. So people didn't do such a bad job. And I do understand and absolutely agree that for health and safety we have to have a certain level of regulations but over time we layer more and more regulations. We look at a small problem as you suggested, Mr. Victorino, and then there's a whole other layer of regulations. And when you look at the cumulative effect of all of these over time without getting rid of the old things that don't make sense anymore, it just adds to the complexity. And then of course when it's going through the permitting process and they have to look at every single one of these issues it just stretches out the time that it takes to do that. And, you know, that's again time is money. It holds up the process. And if I could step back also it's not just the Building Permit process, it's the entire process from the beginning. When a developer wants to develop a section of land and they don't have the entitlements, that just takes an incredible amount of time and stamina and money. You know we're, you know, it's not unheard of to have 7 to 10 years to be able to get to the point where you can actually develop and there are all kinds of reasons for that including outside lawsuits against other entities that affect a developer and a subdivision. So I understand both sides. I think that as we work together we can improve it but I do think that part of the steps is looking at the current regulations. Because if you build all of those regulations into your map system it may speed it up a little bit but you're still going to have the same struggles. So it seems like that has to take some sort of precedence so that when you build the system you've got a good system that makes sense that does good work.

CHAIR COUCH: Okay.

MS. ABDUL: Thank you.

CHAIR COUCH: Mr. Young or Mr. Niess, any comments? Thoughts?

MR. NIESS: I think it's been said...

CHAIR COUCH: You gotta talk into the microphone, unfortunately.

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MR. NIESS: I think they've summarized my thoughts pretty well. A lot of it comes down to over regulation and maybe under enforcement, and possibly allowing...relying on the County employees to do their job. When you talk...when I meet with them they're all intelligent and good at their job and they just have so much work to do they get over burdened and that slows things down. And I feel like there's some balance where maybe more of it goes into the enforcement side and we can get rid of some of the regulations and rely on the building inspectors to catch things. And also to have ZAED instead of be part of the review process out there catching problems and counting on that stopping people from being the small root problems that get a lot of attention and then cause regulations or policies to get made that in the end just end up slowing down every project and the whole process in general. I have a whole lot of thoughts to say mostly specific to the items that we're going to be covering in the...this TIG report. Yeah.

CHAIR COUCH: Mr. Young?

MR. YOUNG: Chair, I think if the permitting office with developers/builders get together then it will speed up the actual permitting process. Right now, realistically I build the houses faster than the permits even come out. Serious.

MR. COOK: Seriously. That's true.

MR. YOUNG: So, you know, the owners grumbling, wow, the house is up, you know, it's faster than the actual paperwork got done. So but I think if, you know, get together from the building side with the office side that would be a big plus.

CHAIR COUCH: Okay.

MR. YOUNG: Thank you.

CHAIR COUCH: Alright. That was an initial round of their comments. Members, if you have any questions let me know. And, Staff and Administration, if you have any questions or comments, you know, please let me know. Do you have any questions for them at this point or do you want to just move right into the items?

COUNCILMEMBER VICTORINO: Move right into the items, Chair.

CHAIR COUCH: Okay. Well, Mr. Niess, since you said you had a lot of comments on the items we're going to go through, this is kind of going to be open forum. If you've seen the report, taken a look at it and said, yes this is good; no, let's look...concentrate on different things we'd love to hear your thoughts, everybody.

MR. NIESS: Thank you, Chair. Going through ...

CHAIR COUCH: Get a little bit closer to the mic. Thanks.

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MR. NIESS: Starting with No. 1, Permitting Accessory Affordable Dwellings on Smaller Lots. I wasn't sure...is that just on R-1, 6,000-square-foot lots or? Like on R-2 and R-3 you can already put an accessory dwelling. So is it a third accessory dwelling or what?

CHAIR COUCH: You know that's one of the things we are discussing. Since this is an item on here we can bring it up a little bit. We are discussing in conjunction with this TIG report is certainly on R-1 lots which is, Members, I believe 75 square foot is the minimum size that you can have a accessory dwelling. Anything less than 75 square foot we're allowing for an addition of that accessory dwelling. And part of the discussion was a secondary. The Mayor's suggestion was having a second accessory dwelling. So it's a combination of both and we're going to be discussing that in detail next week. So any thoughts you have on it now is great to get 'em on record.

MR. NIESS: It's listed here the...again it comes down to enforcement, it's great if these get built. If it turns into short-term rentals we haven't achieved our goal at all.

CHAIR COUCH: Right.

MR. NIESS: I'm born and raised here. I didn't state that. I don't own my own home yet. I've been looking. I've gone to the foreclosure auctions. It's expensive. There's a misconception about architects and wages. I work really, really hard and I haven't been able to buy a home yet. So what we're talking about affects me personally. And I want to make sure...I want to reiterate again it's creating more units that aren't for locals isn't going to help me out. So again enforcement is going to be key to at least this issue. Do you have anything?

CHAIR COUCH: Mr. Cook?

MR. COOK: Addressing that, to maintain affordability one of the things...eliminating two potential triggers which is the condominiumization of a property and then also enabling people to do a short-term rental because both of those you're going to be...make more money on. And I'm not a big one on a lot of government laws and regulations. I think it's...that is pretty simple though it's when something is zoned and approved as a long-term rental and not a short-term and keeping it as simple as possible with possibly tax punitive issues. You know there's a penalty that could be enforced. I think that this could help a lot with housing inventory. I think that it would help a lot with families' income; somebody having a rental. I'm not really a big fan of limiting it to families or having a lot of government red tape for someone to qualify to be able to build the accessory building. I think if they simply were prohibited from condominiumizing the property so that it was no longer...it didn't become two separate tax keys and they couldn't sell off the ohana and keep the house. And then also that it was truly just a long-term rental. In Wailea, Kihei, all across the island there's places that have short-term rentals and long-term rentals so it's not uncommon and it does work. In my neighborhood, you can't, they can't do short-term rentals, and if you got caught you'd get in trouble. So anyway I think that this is one

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part of the solution and I think it could help local people financially to have an ohana in their yard and having a rental so.

CHAIR COUCH: Thank you, Mr. Cook. And just a comment on that it's interesting you mention the condominiumization, that is something that we didn't...hadn't been, heard of before. So I checked with Staff to see if we can figure out how we can put that in somehow in the Code for the affordable dwelling units. Ms. Abdul?

MS. ABDUL: Not that I want to argue with you, Tom, but I will. No, I agree with part of what you said but I do know of instances where families have a larger property and if they were able to condo that--they can't subdivide it because of the size--then they can have separate properties for their children. And this has been done I know quite a bit on Oahu and it helps. I think that this bill makes sense because we have family members that are crowded in with mom and dad, and brother and sister, and all their children. They're living on the lanai or in the garage. If they could add a small additional unit then that alleviates some of that. So I think that's great. One of my concerns or what I'd like you to consider is when you decide who should occupy that, I know in ohanas it's supposed to be family but here in Hawaii, you know, our ohana is much bigger than our blood relations. So that's a concern for me. I have people or kids that grew up with my boys that call me mom. I feel like they're my boys. You know I've got...I only had boys so I have daughters now not related but I love them as much as I love my boys. You know so I would like to be able to help people like that and I think there are a lot of families like that. But anything that we can do to increase the affordable housing makes perfect sense to me. Enforcement is a real challenge. It's a challenge from the standpoint of resources for the County. It's also a challenge from the perception of the public on whether enforcement is done uniformly or selectively. And I think that that's important that that there be enforcement, that we be able to afford that enforcement but it be done evenly and fairly and people see that and then they'll support it much more. Thank you.

CHAIR COUCH: Thank you. Members, you know, if you have questions just try and get my attention. Ms. Baisa?

COUNCILMEMBER BAISA: Chair, I don't know how far you're going to take this but while we're talking about this --

CHAIR COUCH: Sure.

COUNCILMEMBER BAISA: --accessory dwellings on the smaller lots. What we talked about a whole lot was what Cassandra is talking about and that is who would occupy them. My concern is that we're proposing, and it is proposed, that this be for family or this be strictly affordable. My concern is the enforcement part of it. You guys have heard us moan and moan, and moan about enforcement in terms of the vacation rentals, and our Planning Department, unfortunately, they're overwhelmed with stuff. There is just no way that they can take care of everything and I'm afraid to give them any more. And personally, for me, I don't care if you want to build an ohana and let Cassandra's

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step-son live in it I don't really care because it's helping with the housing. So who cares, you know. I do have a concern that it not be allowed to be a vacation rental. I think that...we want to stop that but how we do that is another problem 'cause here we go back to enforcement. But I would like us to full speed ahead with this idea of letting people build these units because I think the only way we're going to solve the housing problem is inventory. You know when you don't have enough then it becomes expensive and when you have enough then it's going to stop and it ain't going to stop until we do a lot of building here 'cause we know that the need is humongous. We're talking about like 3,000 units that we need right away and we need to get going. So for me I just want to go ahead with this.

COUNCILMEMBER VICTORINO: Chair?

COUNCILMEMBER BAISA: Well, any reactions?

CHAIR COUCH: Yeah, it looks like Mr. Young has.

COUNCILMEMBER BAISA: Yeah, he looks like he's ready.

MR. YOUNG: Chair?

CHAIR COUCH: Yeah, and then Mr. Victorino.

MR. YOUNG: And back to that ohana and additions, everybody's family growing bigger and their kids making their own kids. So I think this affordable housing would be one big plus. Right now they cannot afford for buy their lot or a new home so that's why they getting additions, ohanas being made. If we can get affordable housing, you know, with the land and the house packaged together that would be...you would probably not have as much ohanas or additions being made and, you know, then you can control who's renting it out. Whose, you know what I mean? But mostly I think it's family. They're going to college; they moving back home. They're bringing their own family back, cannot afford to buy a house and lot --

COUNCILMEMBER BAISA: Right.

MR. YOUNG: --so they making ohana and addition on the parents' lots. If we can get the affordable housing going I think that going be one big plus for the local families.

COUNCILMEMBER BAISA: Right.

CHAIR COUCH: Okay. I know I have Mr. Victorino is waiting.

COUNCILMEMBER VICTORINO: No, go ahead.

CHAIR COUCH: Okay, go ahead.

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COUNCILMEMBER VICTORINO: They want to address that question then.

CHAIR COUCH: Go ahead.

MR. COOK: I just wanted to clarify that I was not saying just for family. I meant I think that that limitation would be overly burdensome. My comment on the condominiumization of it is trying to eliminate the speculative component and I know that there is trade off. So I just wanted to clarify that, that if someone was renting an ohana in their backyard and they owned the property that's going to be a pretty effective enforcement. Like if the people own it, whose living there, how they're behaving, what they're doing, and if they're actually living in the home, they might be less inclined to have short-term rentals because of the negative impacts that the neighborhoods don't like about short-term rentals. So and Planning Department doesn't need any more work. So anyway I just...it is part of the solution and as we go through this there's other components. All of 'em added together may equal additional inventory.

CHAIR COUCH: Okay. Mr. Niess?

MR. NIESS: Thank you, Chair. Increasing the density on these R-3 and Rural-zoned lots I think is a better idea than allowing a third dwelling on Ag lots that that proposal kind of...that makes me nervous. I know it's supposed to be for farm workers but I have clients that have big pieces of land and if they're allowed to put these third dwellings that are supposedly for farm workers I feel like that's not going to happen and that's not going to be helping support workforce housing and local people as much as this one right here. That's all.

CHAIR COUCH: Okay. Mr. Victorino?

COUNCILMEMBER VICTORINO: Thank you. And, first of all, thank you, Mr. Cook, because I agree with you. We have a number of items in here that needs to be put together so the total...the big picture is put out there. It's not just one going to...one solution is going to be the magic or the silver bullet and we've got it all settled. I like the idea immediately, Mr. Chair, on accessory dwellings because we can do that quickly. I mean even if we started on affordable housing tomorrow and starting plowing up the land, and started doing all of that it takes a time. And, Mr. Chung, I think, Mr. Young--I said Chung--Mr. Young, you would agree that if you were to start a project from scratch right now even if every permit was there in your hand tomorrow, how long would it take you to build 200 units? I mean, no, seriously from scratch now. You got all the permits. You can go now, you can get that bulldozer and you start digging your trenches, everything. How long would it take you to build 200 units?

MR. YOUNG: Well...

CHAIR COUCH: Microphone, please.

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MR. YOUNG: Well...

CHAIR COUCH: Microphone.

COUNCILMEMBER VICTORINO: You got to have the microphone. I'm sorry, Mr. Young. I mean your best estimate I mean I'm not going to put your foot to the fire.

MR. YOUNG: Right now with the crew I have we build anywhere between 10 to 15 dwellings a year.

COUNCILMEMBER VICTORINO: A year? Okay. So you do the math you're talking a number of years but accessory dwellings could be much quicker I mean yeah.

MR. YOUNG: Well, yeah.

COUNCILMEMBER VICTORINO: I think we all agree. So it must be like, Mr. Chair, a multi-pronged approach, you know, and I agree with you, Mr. Young. The other question I have for, Mr. Niess, you know, you mentioned about, you know, some of the ideas you had and that you've been here long...you've lived here all your life and not able to buy a home and primarily because of lack of inventory. Bottom line lack of inventory and I said that for a long time inventory, inventory, and now the rest of the world is picking up on that "inventory" issue. You know we try to put a lot of Band-Aids on it and that didn't work so now we need inventory. Okay, got it. In your mind, as an architect how quickly could you get a community designed and ready so that Mr. Young would be ready to get going, all of this? You know really, to be honest with you, how long would it take us to get like Ms. Baisa said 3,000 units? Let's use 3,000. If we started this morning and I went out there and started digging the hole myself for help...to help you out, how long would it take 3,000 units to be built in this County? Best estimate.

MR. NIESS: Thank you, Mr. Victorino. From initial design concept of a subdivision going through the subdivision process, entitlement process, applying for permits and receiving 'em right now the best two years.

COUNCILMEMBER VICTORINO: Okay.

MR. NIESS: Very best. On, yeah, and my peers in the architectural community, hopefully won't watch this, most of the nation doesn't require building permits for single-family residential homes. Don't require a Building Permit. Don't require a licensed architect or engineer to get a Building Permit. That's a big difference.

COUNCILMEMBER VICTORINO: Yeah, in other words, in the mainland, and I've seen this, you have what they call preplanned homes. You don't need anybody. You say this is what I want, the contractor builds it, and there's nothing else in between. You go, A, you get the land and, B, it's done and that's what you're referring to, right?

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MR. NIESS: It's even less than that. You can rely on the contractors to use...there's the IBC and the IRC.

COUNCILMEMBER VICTORINO: Right.

MR. NIESS: The IRC is Residential Code. It's more prescriptive. It gives the builder span tables and guidelines to build a home. They don't need licensed engineered structural plans. It tells them what they need to build to, to build a home. They can go in...the Planning Department still needs to make sure that they're not putting it in the setbacks, exceeding the heights. So I don't know how they deal with that on the mainland but it allows builders to go in...it's a custom home --

COUNCILMEMBER VICTORINO: Custom, yeah.

MR. NIESS: --but it has to meet the IRC guidelines. And that's it, there's no review process to get a Building Permit the way that we have it now.

CHAIR COUCH: Can I get us some clarification on that real quick. It's...they get...they have to get a Building Permit but there's no review process. They have to have that orange piece of paper on there?

MR. NIESS: Yes, yes.

CHAIR COUCH: Okay. Okay.

COUNCILMEMBER VICTORINO: Okay. The way you were saying it like you didn't --

CHAIR COUCH: Yeah.

COUNCILMEMBER VICTORINO: --even have to and that was my next question. Thank you, Chair, for --

MR. NIESS: Yeah.

COUNCILMEMBER VICTORINO: --beating me to the punch but the way he was describing it like there's no Building Permit like, okay, now how does that work. But, okay, and finally I would like to ask Cassandra.

CHAIR COUCH: Can you hold on to that question for a second 'cause he made a comment that I would like to see if --

COUNCILMEMBER VICTORINO: Okay, that's fine.

CHAIR COUCH: --Planning or Public Works would like to --

COUNCILMEMBER VICTORINO: That's fine.

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CHAIR COUCH: --chime in on that as far as no review for a Building Permit except for, you know, the, the --

COUNCILMEMBER VICTORINO: Setbacks.

CHAIR COUCH: --setbacks. And I'm assuming there's inspection. You still have your plumbing inspection so that it's built to Code and your building inspector. Any thoughts on something like that, Department?

MR. GOODE: Chair, I guess I'd like to find out more about it. We do have the plan review waiver process which allows to waive basically the entire process but have a Certificate of Occupancy inspections at the end. There would be building inspections along the way as well as plumbing/electrical. But I'd like to learn more about specific examples.

CHAIR COUCH: Okay. Planning, do you have any comments?

MS. McLEAN: Thank you, Chair. I would just note that the Planning Department does not review all residential Building Permits. We review many but we don't review all of them. relying on the Building Permit Office to review for setbacks and heights. And just to comment on some of the discussion when we're talking about inventory, needing inventory, there's a big difference between a brand new subdivision that has to go through an entitlement process and build single-family homes versus some of the accessory dwelling ideas that we're talking about which could be as simple as converting a garage into a dwelling, which I think would be much, much faster and the panelists could comment more on that. But also some of those can be done owner/builder. You don't need a licensed architect or engineer. If it's a frame structure already an owner/builder can do that and that would be quite fast is my understanding.

CHAIR COUCH: Okay.

MS. McLEAN: Thank you.

CHAIR COUCH: So, Mr. Victorino, you had another question?

COUNCILMEMBER VICTORINO: Yeah, and before I ask the other question, I want to go to miss...to Michele and, you know, I agree with you to be expedient we could do accessory dwellings and really we could take off but we have examples of accessory dwellings right here in Central Maui. We got lots of 'em and that creates another whole dynamics with parking, traffic. I mean, you know, so I'm not trying to be a negative on that. Accessory dwellings have tremendous potential and it could be done very expediently but it also creates another new problem for an area that wasn't built for it now, you know, so we have to have a combination of both. Inventory cannot be just one or the other and I said that earlier. So I agree with you we could do this a lot quicker but, you know, we create some other challenges so we got to be careful what

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we wish for because when we get it now you got a new complaint. And I have, right now, in the Wailuku area a lot of complaints about homes and accessory dwellings being built on streets that were basically plantation roads. And you can't expand plantation roads unless you condemn and take people's property. There are no sidewalks. You know in other areas you have that. Oh, excuse me, I'm getting excited. Slow down. Anyhow, so, you know, I agree with you, Michele, but there's got to be the other aspect. And, you know, I'd want to know how we can make both of 'em work concurrently. How we can get this new, new housing, new subdivision built expediently and not take 20 years to get 1,000 units or 2,000 units. We need 3,000 units in probably 2 years. How can we get that really going? And that's what I'm trying to ascertain from this group. Your idea and the accessory dwellings that's another Band-Aid. A better Band-Aid than we've brought up in the past but it's not...it's only a Band-Aid. It will not solve the problem, you know. So, finally, the question I really had and I really wanted to go to Tom again 'cause, Tom, you know, you mentioned a multiple, you know, multiple facets of the suggestions that are being brought up today. Give me your top three of these ideas that the TIG gave you. I'd like to know the top three that you have off of the suggestions that the TIG committee, your top three. And I'll ask all the panelists if you want to give me your top three that's fine. Mr. Chair, if that's alright with you.

CHAIR COUCH: Yeah, that's fine.

MR. COOK: One, I like the concept of the County funding infrastructure.

COUNCILMEMBER VICTORINO: Thank you.

MR. COOKE: To me and that's...it's a two-edged sword not just the cost but we currently in my opinion lack because we have not been doing it; the ability, the capacity to plan and execute major infrastructure projects. So when I say the County should do it, I think it's collaborative with the private sector, and the private sector actually build it. But right now the way it is...Awalau Road where I sold the family property to my son and there's like literally our fingers, well, their trees are bigger than we would reach and we planted 'em like that. It's like hopscotch. There's...you know somebody subdivides it, and _____, and this, and this, and this, and other areas of the island it's similarly. So you're going to develop a piece of property and they mandate that you put in certain improvements and then somebody down the street develops a property and they mandate certain improvements. And there's not a real continuity and thoughtfulness to it. It's a challenge for the Water Department; it's a challenge for Highways; it's a challenge for Wastewater. So comprehensively for us to plan and implement the infrastructure it's one. The second one is, and it's kind of blended through here, is public/private partnerships. And what I mean by that is that the government working similarly what Mr. Ching has offered with the Planning Department to work with, you know, industry to collaborate on these rules and regulations and to identify the conflicts and the challenges and to work together. Okay, pretty idealistic but I think that right there sitting in the same room and working together would identify and eliminate a lot of things. The...my project that I'm

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fond of is the designed registered homes, a catalog of homes that basically would expedite...minimize the amount of work by the departments to review because they've already reviewed the homes and approved them. Inexpensive for the homeowner. It would expedite things for DSA. The challenge with that is that works for administrative permits; it doesn't work for the discretionary permits. So I have a lot of empathy for the Planning Department. I also have a lot of frustration with the Planning Department and it's not with the people it's just with the deal. It's...the "one stop shop" I think would be beneficial if we could have a "one stop shop" with Planning. Right now, there's all the various agencies on different floors and if you talk to the Planning Department and they go, no, you have to go to Zoning, no, you have to go to them, and I'm going like wait a minute I'm at the Planning Department. So I think it makes it harder for them and it makes it harder for the general public. What David Ching commented about as the incomplete applications and that's very, very true. Part of that is a lack of a clear checklist. If you go for an approval especially in an entitlement but also in permitting, if you get 12 yes' over a 7 or 8-month period and you get 1 no that equals a non-approval. I won't mention names but there are consultants who defer and will not accept work for Flood Permits and SMA because it's overly timely and the owners who are paying for it are like I don't understand this. And the response is well it's really illogical, it doesn't make sense; it shouldn't be like this but this is just sort of the way it is. But so does that answer help? I don't want to, I don't want to run on --

COUNCILMEMBER VICTORINO: Yeah.

MR. COOK: --but that's basically my three ...

COUNCILMEMBER VICTORINO: The top three, yeah, yeah. And, you know, and if any of you have any more that you'd like, because I think what I'm trying to do is that, you know, with this report as we move through we know where to focus on or at least where you're asking us to focus on. So, Mr. Niess, if, you know, I'm sorry, Chair, if you would allow Mr. Niess?

CHAIR COUCH: Yes.

MR. NIESS: Thank you, Mr. Victorino. For me the permitting accessory dwelling units I think has a lot of potential. The comprehensive rezoning, again, I think has...is a good idea. The Maui Island Plan it has growth boundaries. A lot of thought has been put into this already. I know that we're working on the community plans. It would be nice to have the input from that and combining that with zoning, right now it's really frustrating to have the community plans overruling zoning regulations. Some of...we need to make projects possible and limiting it to a Light Industrial when in the zoning you should be able to have...build apartments, multi-family housing and it's getting limited because of a community plan is frustrating and kind of baffling to me as an architect and to my clients when I have to explain this to them. So allowing this comprehensive rezoning is definitely a good thing. The catalog of preapproved plans has a lot of potential. At _____ we have designed registered plans. I think we have 10

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or 12 of them. We've done a whole lot on Lanai. Over the past 20 years, we have a bunch of plantation homes. They've been reviewed, we submit a site plan to the Planning Department. They have the approved code compliant building plans; that process is quick, fairly painless, you get a Building Permit. So I think that has a lot of potential as the third one. The tiny home idea I think is terrible. It is ...

COUNCILMEMBER VICTORINO: I wanted the best not the worst.

MR. NIESS: But that one --

COUNCILMEMBER VICTORINO: Okay.

MR. NIESS: --is such a bad idea I need to talk about it really quickly.

COUNCILMEMBER VICTORINO: Yeah. Mr. Chair, if you would allow him?

CHAIR COUCH: Oh, yeah, go right ahead.

MR. NIESS: That's going to hurt our keiki to make them live in a chaotic environment that's full of clutter. It's really hard to live with a family in 400 square feet. It's not going to be a healthy living environment and it shouldn't be considered unless you're just doing one small neighborhood somewhere and you can try it out but to make that a policy where people can do that everywhere is a bad idea I believe. And identifying the undeveloped properties that are...already have correct zoning and that makes sense. That kind of goes into the comprehensive zoning in allowing things to develop the way that they should and that it's been planned for and that the island plan already approved, and it's already setup for it. So letting that happen is good.

COUNCILMEMBER VICTORINO: Thank you, Mr. Niess. Anybody else want to ...

CHAIR COUCH: Anybody else?

MR. COOK: I'd like to comment on the Item 5 and as far as the County developing their own properties or donating. I would strongly urge the...I think it's a good thing for the County to free up, and for that, but I would have Na Hale O Maui, I would have...not reinvent the wheel.

COUNCILMEMBER VICTORINO: Right.

MR. COOK: Work with...that's a public/private partnerships, work with established organizations with a proven track record and not burdening the County with additional administrative work. The laws that are binding a county are sometimes more restrictive than to a nonprofit. They're doing a great job so give them the property and let them build.

MS. ABDUL: Thank you for that advertisement. We appreciate it.

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CHAIR COUCH: Is he on the board? Let me look at his thing.

MS. ABDUL: You know that...it's interesting hearing priorities and I agree with some. I have some concerns with some of them also. One of the concerns I had with the comprehensive rezoning, correct me if I'm wrong, but there are areas of the island where we have a current use that's not necessarily consistent with where the Island Plan is going. And if you make the Island Plan the priority, that's how you're going to zone everything, you're potentially going to create issues with existing uses, non-conforming uses, and ability to get loans and those types of things. And I realize the community changes over time but we still have to consider existing uses that have been that have been beneficial for the community for a long time. The "one stop shop" sounds great and I know there are challenges there but I...maybe I'm just really old, I remember when you used to be able to walk the plans through.

COUNCILMEMBER BAISA: Right.

MS. ABDUL: And you could sit down with each one of the reviewers and if there were issues you could work them out or you could understand what the issues were and not just, you know, try to interpret somebody's note on what you need to fix.

COUNCILMEMBER BAISA: Right.

MS. ABDUL: So I don't...it sounds like if that one stop were a part of that, and I don't know that it...you have to be in a different building away from the rest of the Department, there must be some way that, you know, it could be worked out. And we do things so electronically now, I mean you can Skype, you can talk over a computer, you can talk over a telephone. If you've got the ability with the blue plans, if you've got the ability to look at a set of plans at the same time with multiple people; you should also be able to overcome that hurdle. So you can have different planners looking at the plans at the same time and discussing it so you don't have, you know, issues that get missed, fly-bys.

CHAIR COUCH: Okay. Members, it's about time for a midmorning break. What I would like to do is break for ten minutes but I'm going to leave Mr. Young and Mr. Cook with a question that I'd like to ask them as soon as we get back. Right now, what is holding you back from creating affordable housing in general and if you have any specifics? That's what I want to...would like you address when we get back. So, Members, let's get ...

COUNCILMEMBER COCHRAN: Chair!

CHAIR COUCH: Yes.

COUNCILMEMBER COCHRAN: Chair! Wait!

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CHAIR COUCH: Yeah.

COUNCILMEMBER COCHRAN: Before we break. So the three items are in literally items in this Committee; this is the Planning Committee. The other we referred out, right --

CHAIR COUCH: Correct. Well there's ...

COUNCILMEMBER COCHRAN: --the rest?

CHAIR COUCH: I believe there's five.

COUNCILMEMBER COCHRAN: So, the others we referred out --

CHAIR COUCH: Right.

COUNCILMEMBER COCHRAN: --and we're waiting for those respective committees to pick up those items to run with those items --

CHAIR COUCH: Correct.

COUNCILMEMBER COCHRAN: --at this point. So I mean 'cause we've only hit on one item and we're already at our midmorning break.

CHAIR COUCH: Right.

COUNCILMEMBER COCHRAN: So I appreciate...and everyone here has been part of the whole TIG planning process to get all these items on our pages here. But I think to work really diligently on these three because that's what we decided top priority keep in this Committee. The others let's hope the --

CHAIR COUCH: Right.

COUNCILMEMBER COCHRAN: --respective committees will pick 'em up and run and we'll continue that discussion there. But I'd like to get some positive, you know what I mean, steps forward and concrete things coming out of today's meeting in reference to those top three currently. So that's...

CHAIR COUCH: The purpose of this meeting was to figure out what industry's roadblocks are. You know kind of a consolidation from our big groups of meetings that we had, kind of thoughts that we can discuss that as it relates to these five, the top five items in --

COUNCILMEMBER COCHRAN: Okay.

CHAIR COUCH: --here.

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COUNCILMEMBER COCHRAN: Okay.

CHAIR COUCH: So we're getting there.

COUNCILMEMBER COCHRAN: I thought we did quite a bit of that --

CHAIR COUCH: Yeah.

COUNCILMEMBER COCHRAN: --in our TIG discussions --

CHAIR COUCH: Yeah.

COUNCILMEMBER COCHRAN: --pau hana get together --

CHAIR COUCH: Yes.

COUNCILMEMBER COCHRAN: --things of that nature, so.

CHAIR COUCH: Right.

COUNCILMEMBER COCHRAN: But, you know, how we feel fit and --

CHAIR COUCH: None of that was public. This is more of a public --

COUNCILMEMBER COCHRAN: --the most, so.

CHAIR COUCH: --setting for them.

COUNCILMEMBER COCHRAN: Okay.

CHAIR COUCH: Okay. So we'll be back...let's be back by...well that's a little bit more than ten minutes so by ten till 11:00. This meeting is in recess. . . .*(gavel)*. . .

RECESS: 10:38 a.m.

RECONVENE: 10:55 a.m.

CHAIR COUCH: . . .*(gavel)*. . . Will the Planning Committee meeting of October 27, 2016 please come back to order. Members, we're discussing with our group here the top five items that are the findings and recommendations of the TIG report. Kind of getting a broad overview of what their concerns are as well. I left two of the members of the panel with a question that hopefully will shed some light and address these items. So who wants to take it first? Mr. Young or Mr. Cook, what is holding you back from creating affordable housing today?

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MR. YOUNG: I guess right now would be money. A lot of guys they cannot afford to buy their land. So you know what I mean you got to buy your land, now, you got to build your house. Affordable right now you're probably looking in the...maybe twos...between 200 and 300 and that's pretty much what the land would be probably cost for, now, you still gotta put something on the land. So you're looking at anywhere from 5 and up which is way out of the reach for pretty much everybody.

CHAIR COUCH: Okay.

MR. YOUNG: But if this goes through with the County owning the land, they putting up the infrastructure, giving the owners opportunity to purchase the house within that 200,000-300,000 range that, that...once you get that as far as building the houses and stuff that's not a problem. It's getting them, actually, giving them that opportunity to actually try 'cause 500-plus is not realistic at all --

CHAIR COUCH: Okay.

MR. YOUNG: --to be even anything affordable.

CHAIR COUCH: So let me follow up on that before Mr. Cook answers and the other two, Mr. Niess and Ms. Abdul, if you have an answer to that too that would be wonderful. But, Mr. Young, do you generally in your business...you wait for somebody, an owner to come to you and say hey I'd like to build a house or do you go out and say I see this piece of land I'd like to buy it and build a, you know, a small subdivision 10 to 15 homes?

MR. YOUNG: No, yeah, right now owners come to me.

CHAIR COUCH: Okay.

MR. YOUNG: As far as purchasing, that's more on the developer side. They would...you know what I mean, right now as far as land infrastructure would be more on the developer side.

CHAIR COUCH: Okay, thank you. Mr. Cook and then it looks like Mr. Niess would like to answer.

MR. COOK: Okay. Thank you, Chair. So, repeat the question...no, for the context.

CHAIR COUCH: What is holding you back from creating affordable housing today?

MR. COOK: Price of the land and the infrastructure. The ability of inventory of land to build on. The price of a house is pretty predictable. The variances are going to be in the building materials and the labor or the productivity of the people building it. So there's a variance in any different house but to me that's not the biggest hurdle or impediment. Having affordable land to build on, I think what Na Hale O Maui is

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doing, has done, as far as an alternate form of land ownership, us growing instead of simply fee simple in a market. The will power and the desire of the government to focus on getting to the point where if we want to build 3,000 homes we need 3,000 permits. And that's oversimplifying it but it really is focusing that if the people who are doing the review process are, I guess, sensitized and aware to the fact that every time that they review a permit and they, and they issue a permit that a lot of people are going to work that might make it more aloha, more heartfelt. It's like recognizing they're not simply pushing paper around, they're not simply looking for laws in a book; they're not simply doing a job. They are actually a participant in our community's growth and our community's health, and our community's being a community. And Maui is faced with so many challenges with the plantation going under. I feel strongly that we need to build like 10,000-15,000 workforce housing homes and I like workforce housing phrase rather than affordable. We're not just trying to build cheap houses. We're trying to build houses for our teachers, firemen, County, State, contractors, everybody who can...that our community can afford to live here. If we could build that many homes in the next ten years then we would actually be taking care of a couple of generations because, you know, families and multiple family. So it really is enabling...that would enable us to keep our community 'cause we all recognize the challenges that we're under being tourism and stuff. So focus and will. The thing that's preventing it is having a really, really big goal, believing it's possible, working together to make it happen.

CHAIR COUCH: Okay, thank you. Mr. Niess?

MR. YOUNG: Oh.

CHAIR COUCH: Oh, okay, Mr. Young, go ahead.

MR. YOUNG: Sorry one more thing. With that between 200,000-300,000 is not a, again, it's not a tiny house, yeah. You're looking at probably 1,200 to 1,600-1,700-square-foot house.

CHAIR COUCH: Okay, thank you. Mr. Niess?

MR. NIESS: Thank you, Chair. I think one of the main problems or reason...reasons people aren't able to build affordable homes right now is the cost of subs. Right now Maui Architectural Group we're doing the Kahoma Affordable Housing Project which is I believe 72 lots. I know Na Hale's doing a portion of 'em. We're doing Waiale which is between 56 and 60 affordable lots. We're working on one that I'm not sure I'm allowed to talk about yet but it's going to be between 50 and 60 lots that are 10,000 square feet and between...the lot should be around \$100,000 for the owners because the developer is working hard to make that possible. Also doing Kamaole Point which is a multi-family housing; 5 buildings, 124-unit workforce housing project. So we're working on those. I also have clients that are building homes in Makena and Wailea and those homes are \$600, 700-\$800 a square foot. And the subs, the drywall guys, the tile guys have a choice between taking on those jobs where they're going to get

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paid a lot more versus trying to work on affordable housing jobs where there's tough deadlines, they're not making as much, and it's...and those are the people we're trying to support with this housing. So it's hard to ask workers to take on jobs where they're going to get paid less to build the housing for themselves essentially. So I see that being part of the issue. People are really busy but it's hard for the workforce to take on building cheaper housing when there's an alternative where they're going to get paid more.

CHAIR COUCH: Okay. Interesting. And, Ms. Abdul?

MS. ABDUL: I guess I go all the way back to the land and having...it's not just the land, it's getting the entitlements on the land, and the length of time that that takes and the cost that it takes to get through that whole process especially when you throw in a monkey wrench like lawsuits. If the County is willing to help with that process, speed it up, that's going to help tremendously. The longer it takes the more expensive the land is going to be. We also looked at improvements and having the County help or fund the improvements offsite and even possibly some of the onsite improvements. My only concern there is it's great to say, oh, we'll just, you know, we'll just have the County do it but somebody has to pay for that and how does the County cover that increase in the budget. If it's an increase in real property taxes that hits the lower-income families, potentially percentage wise it can really affect them. Honolulu just got shot down on their different categories of housing; the A housing, where they were charging more for people who weren't living in the house. And I think the intention was to get people that don't live here in the State, they are residents of other states, but as we heard it also affected parents that had to move out into a care home facility and all of a sudden they had a huge real property tax. So it's great to say yes let government do it and I think on infrastructure they have that ability but we have to be careful on how easily we do that and what the cost is to our citizens and to our community. And I think that's all I want to say at this point.

CHAIR COUCH: Okay. Mr. Cook and Mr. Niess.

MR. COOK: Thank you. If I may just sort of clarify and then a comment. What Cassandra just said as far as like the impediments to the entitlement process or the delays, the contested cases, the EIA process, the EIS process which are, you know, very legitimate, necessary processes that were developed for a reason which it's difficult. But in my opinion being abused and utilized as running to the Judicial process if they can't get it through the Legislative or the Administrative process. So that seems to be one of the big challenges for entitlements is people challenging it. Peter's comment about the workforce and wages. My perspective if you back up from a distance and look at it, the high-end residential development on Maui is basically supporting through high dollar tax revenue on relatively low impact. And so Makena, Wailea, Kapalua, those areas, by encouraging and enabling and allowing them to build in those areas that are already designated for that it's great for the County's tax base and then it filters down to the residents who basically don't have to pay super high taxes possibly because of that. The...if manufacturing a workforce housing boom,

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manufacturing a workforce housing boom where we design and construct 10,000 to 15,000 homes over the next 10 to 15 years by design will do a lot of things. Not only will it provide housing, training for our youth, we have 9...approximately 900 graduates from our public high schools every year so that needs to be factored into our growth factor not only for our needs for housing where are they going to live, how they're going to have their families but also needs for jobs and training. So if we can project and know that we're going to have a certain amount of development over a certain amount of years and not have boom bust cycles as much. And now again that's not within our control but we can influence it in a big way then we can offer our youth higher paying jobs. We'll have a bigger workforce so it won't be either work on this job or that job. So I just offer that as a perspective and to look at the really big picture. I've been an advocate of the high-end market because it really pumps in a lot of money, trade wise, youth get to work on very interesting things. It used to be that you would build public facilities, would be the really big structures. Nowadays, it's like they build really cheap structures and the wealthy are building interesting structures that the youth get to work with interesting things. So anyway it's a balance and we do need like 10,000 to 15,000 homes. And my final comment, believe it or not, my response to people who are concerned about increased traffic. We could build 15,000 workforce housing homes and we're not going to increase traffic 'cause they're already here.

CHAIR COUCH: Mr. Niess wanted to.

MR. COOK: Sorry.

MR. NIESS: One more quick comment. The, part of the reason it's tough to build affordably is the Building Codes. There's a lot of lobbyists from insurance companies that, that affect the Building Code and write it. There's a lot of mainland mentality behind the Building Code. It gets more and more restrictive. There's a lot more hardware required. I'm sure Mike and Tom can comment on that. That quickly drives the cost up and makes it take a lot longer to build it and it complicates the whole process. I don't know if there's an easy solution. I brought this up in our AIA general membership meeting yesterday and Tom Cannon asked why there's so many single-family, I mean single-wall construction homes that have been here for 100 years. If you want to build affordably think big. Go back, allow that. Why do we have to seal all of our buildings and have all of this insulation and design our homes all to be air conditioned when we live in Maui? The codes, the codes are definitely driving up the cost of building affordably, yeah. And one question, my friends are building that CONRAC. They work for Goodfellow. They...with that \$7 rent-a-car tax save \$350 million and that's paid for by visitors. So, I'm wondering and I obviously don't understand this completely but if there's a way that the TAT tax...I mean it's the visitors that are using our infrastructure a whole lot and is there anyway instead of increasing the property tax that is the workforce people, the people we're trying to provide housing for, instead of burdening them, can it be put on the visitors some?

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COUNCILMEMBER VICTORINO: Mr. Chair, can we package him and take him to Honolulu with us.

CHAIR COUCH: Yeah, let's take him to Oahu.

COUNCILMEMBER VICTORINO: Yes.

CHAIR COUCH: Ms. Abdul wanted to make a comment.

MS. ABDUL: I wanted to make one more comment about the ways that you can pay for infrastructure and even more affordable housing for the acquisition of the land or the construction of the properties. Rather than running it through real property taxes whether or not the County would consider creating municipal bonds. I think that there are lot of investors out there that would be interested in investing in a municipal bond. There would be tax benefits to them if they are residents of Hawaii and they'd also be able to do good for their community. And I think that it should be considered. I don't know what would be involved clearly but that's another alternative to having to increase real property taxes.

CHAIR COUCH: Okay. Well, municipal bonds, you know, people invest but we have to pay 'em back with property taxes. That's how we pay them back is through property taxes.

MS. ABDUL: I agree we do but we also will have the income --

CHAIR COUCH: Look at the camera.

MR. ABDUL: --from when you borrow the money to do your project at some point you're going to pay that back when you sell your property or sell your houses then there would be a repayment. It would be like a regular construction loan. So there would be funds coming into the loan and you could either use that as part of the payback for investors but also it could become a revolving fund.

COUNCILMEMBER VICTORINO: In other words...Mr. Chair?

CHAIR COUCH: Mr. Victorino?

COUNCILMEMBER VICTORINO: Yeah, in other words, you know, and they do this in many other municipalities, they have special construction districts and other types of districting for which there's cost that is put on the land for...the government goes in and does all the improvements but there's a cost put in there. It's not put on the mortgage. It's like an additional tax or another real property tax. It's a special assessment in other words, that's what they call it and they have different names but that assessment runs with the land. So if the municipal bond takes 30 years to pay, I don't care who owns the house they're paying that debt down. So the debt is paid by the persons or person living in that dwelling or in that structure and then they share it equally. So if you build 1,000 homes, all 1,000 would pay whatever per month or per

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year just like you pay real property tax. And so I think that's what you're kind of describing is that assessment which is not part of the loan so that helps them with the loan side but it's a special assessment just like real property tax that they're going to pay each and every year as they go along. And if you build it in your mortgage maybe it's \$25, maybe it's \$50 a month but it's there just like you do with your real property tax when you buy your home and many of us put it as part of the impound account so that you don't pay it out front, upfront I should say, excuse me, and that that keeps you going. So there's, you know, there's other places are doing this, Mr. Chair, so it's not reinventing the wheel. It's just maybe we're...our time is to look at it and find the methods to put it into place. But municipal bonds by the special district and assessment that is put on that property which lives with that property no matter how many years until it's paid off. So thank you for that. I was going to bring that up but thank you for bringing it up.

CHAIR COUCH: Thank you. Alright, Members, any questions to these folks about that issue? Seeing none, alright, Item No. 3...we talked about Item 2; Item 2 is going to be a long discussion with the Members that's more of a policy. We heard their comments on Item 2. Item 3, you talked about...Mr. Cook said, you know, if we do a plan to do 15,000 homes, would something like this expediting the building plan review process by developing a catalog of preapproved plans, would that go a long way in assisting that? Any of the members.

MS. ABDUL: I believe that it could help. Some people would be very interested in that and I think what Peter talked about, you've got the high-end market, they're always going to do custom homes but for the rest of us that would be beneficial. One of the things that we are going to do that is sort of in line with that is we are going, for Kahoma, we're going to have two sets of plans; a three-bedroom and a four-bedroom. We're going to take that into the Department first and get them reviewed, and then we don't have to go through that over and over again and that's sort of what you're talking about but you'd have much more than two sets of plans.

CHAIR COUCH: Okay.

MR. COOK: I'm very supportive of Item No. 3 with the caveat that where it says the cons may initially result in increased permitting staff time to develop the catalog. I would strongly advocate that it be a private nonprofit open source public responsibility so it meets all of the requirements but it isn't managed necessarily by the County. The...I mean I kind of envisioned and talked with some friends about architects competing and having their number of homes in the catalog and they get a small royalty, might be 500 bucks. Because there is a certain responsibility that is through the architect who owns the drawings and gives approval for their use has a certain amount of liability for the construction of the home. So it can't...it's...that continuity needs to be maintained and respected but it could be...they'll be able to address the details. But hopefully people would have a big selection and it would minimize the amount of time of the County having to spend reviewing the plans. To me it's a win-win. It's reducing the workload on the County staff as well as that but I want to point out again it

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doesn't do anything for the discretionary permits where you need an SMA or a flood or some of these other issues. Administratively it is fantastic but there still has some big challenges to it.

MR. NIESS: I think there's a whole lot of potential here for sure. It does already exist; Honsador and Miyake both have 20 or 30 preapproved packages that I will often tell my friends when they come in and they're like, oh, I want to build this home; I'm going to get this piece of land can I do it within this...within the \$400,000 I have. And I will recommend that they go and look at Honsador's package home and sit down and go talk through each of the plans with them. So it does already kind of exist. I think it would help promote awareness and it would be good if the County had their own catalog of preapproved plans and I would love to help make this happen and challenge my fellow AIA members to come up with some designs. I know that this preapproved...if this works well, I actually spoke with David Goode and he built some...it was a Miyake home, just happens to be one of my good friends, hanai family, bought it. David he did it brilliantly where the home was built at 600 square feet; my friend was then able to afford buying it. The parcel can have a 1,000-square-foot home. The way he built it made it easy for them to expand and add either another larger bedroom or two bedrooms. So my friend bought the home that David Goode built and now he's come to me and he just had a kid and we're going to add two bedrooms and it's easy and it makes sense and it's phased and it works well. So good job on that one, David.

CHAIR COUCH: Mr. Niess brings up a really good point, yes, the catalog of preapproved plans but also plans that will allow for expansion, you know, because it might be a family, you know, husband and wife that build the place. They've got a nice size lot and then they can get an affordable mortgage and then as they equity or their family increases they can add as well. So that's something that we can use in this recommendation as well. Members, any questions to the panel on that one? That seems pretty straightforward and there's already 20 plans out there, apparently. It would be a good idea to have the Department--would that be, Ms. Cochran, would that be the Planning Department or DSA or kind of preapproved with everybody other than the discretionary part?

COUNCILMEMBER COCHRAN: Well, I see --

CHAIR COUCH: Mr. Goode?

COUNCILMEMBER COCHRAN: --Director Goode, probably through DSA.

CHAIR COUCH: Yeah. Go ahead.

MR. GOODE: Thanks, Mr. Couch. And thanks, Peter, for that little plug. It was a fun project but the goal was exactly that, get it as affordable as can for that piece of property. Get somebody in there and give them the option to move, you know, make it bigger when they had opportunity to do so. But back to the preapproved plans, you

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know, we do have design registrations. So that's an existing aspect of our Building Code where typically in a subdivision where they know they're going to be building, you know, the three models; the Plumeria, the Pikake, and the Hibiscus, or whatever, plus reverses of those models, right. They can get them approved in advance from the Building Code and Energy Code side. And we have approximately 110 of those have been approved since 2013 when we amended the Building Code. We had previous design registrations prior to that like the Miyake one I built. The...so when we updated the Building Code, the design registrations all got to get refreshed or redone but there's 110 of them right now. And so they've been used in all types of subdivisions but they're generally not available for the public to kind of pick and choose off the shelf; hey, I like that Pikake. I'm going to grab that and can I use it. So that's where I think working with AIA and our Corp. Counsel is to really understand, okay, what are...under State law, and of course with the architects, have to follow or our structural engineers, you know, can those designs be transferable? Can they get some type of fee for that? But for the owner that means they don't have to go through the whole design process of hiring the structural engineer or draftsman or an architect. So they can save a lot of money and then they save a little bit of money on our side on the design review side because it's already been approved so there's a savings. So that's something I think, you know, our Department would be happy to work on and I appreciate Maui AIA stepping up and helping us with that.

CHAIR COUCH: And that sounds like I mean if there's 110 it just needs to be cataloged and worked out the kinks that somebody can from the public if they wanted to say this is what we want to build and they wouldn't need all that extra work. Mr. Niess?

MR. NIESS: To add to that, out of those 110 I would say most of them are not going to be affordable designs. So it would be important...I can design...I have 10 examples, 8 or 10 examples here that we've designed and they're in...through schematic design but in order to make this work as affordable housing we need to work with a developer and the builders and the contractors to make sure that the design can be built affordably. Not just we can make all these houses that look really cool, people can pick 'em and they can get part way into the process and then find that they can't afford to finish building it. So again partnership with contractors to get real...put real numbers to the homes so when people go to buy it they know what the end cost is going to be. And one other thing is that 100 percent of the time that people have come in with a Miyake or Honsador home they've wanted to make changes to it and that messes it all up and makes it take long again. So, yeah, just a comment I guess.

CHAIR COUCH: That's a very interesting point. Ms. Cochran?

COUNCILMEMBER COCHRAN: Thank you, Chair. Yeah, so this one is an awesome idea and I think during our discussions it was to build for that dollar amount. So what is affordability of our people here and what...that amount, what kind of structure can be built for that dollar amount? So it wasn't like here is the homes and then here's the price and you pick what you can. We're building to fit the community basically and needed those prepackaged sort of ideas out there. That's...so it was kind of a reversal

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of sorts in that we wanted...ask what is your number and well here you go that is what that amount can actually build. Maybe it's just a studio for now but we build it so you can add on later when your family grows and what have you. So that's what I like about that. But, yeah, I'd like to see this move forward definitely.

CHAIR COUCH: This seems to be something that would require some outside work even outside of the County. So and I think the recommended action on this one is to investigate whether this would require that the Council pass an ordinance enabling this policy or resolution in support. I don't think we, I mean, we already kind of do that just to get the catalog. And you can do not only affordable, it would be great to do the affordable, you know, this is the price range in this house and then all the way up to whatever to allow for expansion as well. But I think a resolution in support of this to the industry would be very helpful, maybe we run that through the HHT Committee. We'll come up with something that this Committee likes and we can pass that out. Yes, Ms. Cochran?

COUNCILMEMBER COCHRAN: Chair? But Mr. Niess brought up a good point a little while back in regards to right now we're sort of in a building boom of sorts. Contractors are...have got jobs coming out their ears currently. So when you have a small project because I'm just using my church's example just doing a simple renovation on only 1,200-square-foot dwelling and you know what, we cannot get people to want to jump up and take on this job. They got way bigger paying jobs and to do just a couple bedroom little mini thing is just...they want a minimum \$5,000-plus job. And again it's just a little home with a little flooring and baseboards done; simple, and they're like sorry don't have time for that. And a lot of people I'm sure are finding that, and CIP, our CIP projects in Public Works and what have you are seeing the dollar amount that we appropriated last Budget in this coming year, I mean the prices are changing. The RFPs are coming in four times higher than they expected just due to the sheer nature of the construction industry right now. So that's all thrown into the mix at this time. So, you know, we have a lot of different hurdles but again I'm just really grateful for people who are here to put their input in so --

CHAIR COUCH: Yeah.

COUNCILMEMBER COCHRAN: --yeah, glad we have the discussion.

CHAIR COUCH: And if...the good thing about this list is, yes, it will work on issues now but it can also be like especially Item No. 3 can be for in times of bust when we don't have people working that maybe --

COUNCILMEMBER COCHRAN: Yeah.

CHAIR COUCH: --people can get it done cheaper for their family, so. Mr. Cook?

MR. COOK: Thank you. Two items, one about the catalog. I'm envisioning the catalog with like a parts list per house and part of the...this...my earlier discussion was like, okay,

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what government had to do to change, now my discussion is what industry is going to have to do to adapt. And what Peter commented earlier about some of his AIA colleagues not necessarily agreeing with what he was saying; some of my contractor colleagues are not going to agree with what I'm saying. Basically, I envision this cataloging process of sort of the commoditizing of a house so that the, you know, people could change finishes and stuff but if it a house that's approved then you can't add bedrooms or necessarily change the walls around. You know a material list, whether it's wood frame or metal frame and what the different is complete that is basically demonstrated and proven, this kind of goes along with it. The variances in the cost of a house are going to be the price of materials at the time depending upon what the market is and also the productivity of whoever is putting it. So a contractor it isn't, right now, if you ask contractors how much it's going to cost they're not being...they're going to be vague for two different reasons, one, it's going to depend upon workforce availability and productivity. And the situations when they're going to start, and if they're going to do one at a time or two at a time. But the other thing is this is a competitive industry so I'm going to give you a ballpark idea. I'm not going to tell you my price because then you're going to ask him, if he's \$50 less he's going to get the job. So this type of doing it like this is changing. It's a paradigm shift to some degree the way government is reviewing processes and projects and approving processes; and architects and designers are designing things, and contractors and suppliers are supplying it. But the payoff, why would people do this? The potential for a large volume over a prolonged period of time to some degree, Councilmember Cochran, would solve the dilemma that we're in now. Part of the reason that people aren't available is because our contracting resources on the island have shrunk by like 50 percent because of the depression. So we're just...a lot of people left. A lot of shops closed up and so we don't have the same capacity to build as we did in 2006 and it's being repaired. So if there's enough work and especially this type of work is great training work 'cause it's repetitive. One of the challenges in the luxury home market is when I'm building and I'm telling the guy and he's like, oh, I know how to do that, I go no, no, not this time it's a little different. Whereas when you building homes like this they can become journeymen. They're going to do...they're going to know how to do hip roofs, and gable roofs and shed roofs. And they're going to know how to cut stairs, and they're going to know how to frame, and they're going to know how to do it because there's enough repetition. And over a prolonged period of time there is a substantial amount of work in the community that someone could justify becoming a carpenter or becoming a plumber. And I want to comment that, you know that's...a trade is your most enduring asset and it's exportable. If people are going to move from Hawaii in slow economic times; wouldn't it be nice if we were known for us having excellent tradesman? And they're like, oh, wow, we've got some of the Hawaiian boys here. Okay, and I don't mean that factitiously. I mean it sincerely. Our community has a lot of really motivated talented people and if we give 'em consistent opportunities and they'll step up. So I think we can solve a lot of our community challenges through this process of building workforce housing.

COUNCILMEMBER VICTORINO: Chair? Oh, I'm sorry, go ahead.

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CHAIR COUCH: Mr. Young wants to say and then Mr. Victorino.

MR. YOUNG: Oh, yeah, just to add to that as far as the dollar amount, say you give 2 lots, so you going build 2 houses, compared to if you give 10, 20 lots, 20 houses then the price going go down. Just...the labor not going change but the materials now you can buy 'em in bulk. You can save on materials. So as far as the dollar amount, yeah, you get 20 houses build compared to 2 houses the dollar amount will drop per house.

CHAIR COUCH: Mr. Victorino?

COUNCILMEMBER VICTORINO: Thank you. And, you know, thank you for that overview and I know for a fact because I deal with a lot of contractors that are out there that not everybody is in a robust economy. There are many contractors that are not working and not doing very much. You have segments of our economy. The big guys right now have big jobs; the airport and others. There's a lot of little guys that have very little. I just caught a taxi on Saturday coming home; the guy is a painter. He's doing taxi 'cause he's laid off right now. He's driving a taxi and he told me straight, you know, now they're coming back. Now he's being called back by his boss but it's very cyclical, Mr. Chair. It's not every contractor and not everybody in the construction industry that is robust. There's a lot of guys sitting out there, and also there's another aspect that no one talks about. The last downturn a lot of guys left the industry they don't want to come back 'cause they know it's going to go up and then come tumbling down again and they don't want to get caught with their pants down. And that's exactly what they've told me. So there's a dynamics in this. I can tell you if we were to have, and I think Mr. Cook will address this more poignantly but if we could have what I call a lot more steady development instead of peaks and valleys, that's another issue that has never been really addressed. We tend to have everything come one time and people go crazy and then there's nothing left to be done and that's one of the big problems. We need to build homes over the next 10 years. Let's say 5 or 10 years, let's plan it out. This time around let's plan it out better so that there's a steady volume of building. So that material can come in on a steady manner, where that pricing can be a lot more steady instead of this volubility [sic] where things go up and down, up and down all the time. Sometimes the words don't slip out quick as easy as they should, Mr. Chair, sorry. But anyhow, you know, I understand what they're coming...what they're saying and right now it isn't cheap because big projects cost a lot of money. Little stuff unless it's a home or something else it's get expensive. But there are people waiting and willing to do jobs right now, waiting out there. You just got to know how to find 'em, and like Mr. Cook will tell they're available, just know how to find them and they'll get there and they'll do the job and they'll do it real well. But material wise unless you get 20 lots or 50 lots, 100 lots it's going to be very expensive to just bring one container, one container costs a lot. But if you can bring 10 or 15 containers all filled up like you say, like Mr. Young said bulk, now it drops the price tremendously. So anyhow thank you, Mr. Chair.

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CHAIR COUCH: Thank you, Mr. Victorino. Members, any other questions to the panelists on that item? Ms. Cochran? Sure.

COUNCILMEMBER COCHRAN: Actually this goes to Corporation Counsel in reference to our panelists here, wondering if what they're sharing and because they're part of this panel in the future will not be able to put in bids or be part of our RFP process if down the road we decide that we want to build some housing on County-owned and do our own County project. Is this participation on their behalf precluding them from being able to be part of that bidding and that process?

MR. HOPPER: I can't comment on that right now. We'd need to see what the project is and if there's, you know, what restrictions there are. I wouldn't necessarily see a reason why or why the questions coming up, I'd want to know what the thought is there.

COUNCILMEMBER COCHRAN: Okay, well, okay, thank you. The reason why I asked, Mr. Chair and Corporation Counsel, is through my Environmental Management Committee when I ask people to come and talk about say R-1 recycling, you know, projects and things of that nature, they were told if they came and spoke on a panel they would never be able to come and apply and put in a bid or be part of that process. So they refused to come and discuss informationally and helping to educate us to make better decisions because of that comment that we received, my Committee did receive on another matter through Corporation Counsel. So, I just wanted...I'm just wondering does it equate to the people we have here today?

MR. NIESS: Whoops!

MR. COOK: Whoops!

CHAIR COUCH: Yeah.

COUNCILMEMBER COCHRAN: Just ...

COUNCILMEMBER VICTORINO: Whoops!

COUNCILMEMBER COCHRAN: Sorry, I mean it just crossed my mind and I just want to...so just quiet if you...anyways.

MR. HOPPER: No, that would have to be looked into at the time of --

COUNCILMEMBER COCHRAN: Okay.

MR. HOPPER: --the bidding or the contract.

COUNCILMEMBER COCHRAN: Okay, just putting it out there, guys. Thank you.

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CHAIR COUCH: Thank you. Thank you, Ms. Cochran. Members, Mr. Niess had a little concern with Item No. 4, that's a long...that's the tiny homes, that's a long discussion as well. It seems that nationwide that that seems to be a good idea for...in, you know, a family, a family of two, you know, husband and wife or a child coming back from college and wanting to just kind of figure out to start off. It's kind of starter thing or a retired couple thing, not necessarily for a family with kids and whatnot. So, and that's a longer discussion that that we'll put...make a separate item in this Committee. When we go to Item No. 5 and I want to take a look at this, I think that this Committee can write a reso asking the Department of Planning to put that on their list of many things to do. If they need a reso; if they would like a letter from this Committee, whichever would help justify to your bosses you're doing that. What would you prefer, Ms. McLean? And by the way for the people watching, that's to identify underdeveloped properties with Multi-Family and Industrial designations that could be targeted for redevelopment as multi-family housing.

MS. McLEAN: Thank you, Chair. And I believe we discussed this a little bit at a prior meeting where really it would require the input of certainly the infrastructure departments because the Planning Department could identify a couple of properties that we feel would be appropriate and that would appear to have adequate infrastructure but there may be constraints that we're not familiar with. So a letter to the Planning Department or even to the Mayor asking --

CHAIR COUCH: Right.

MS. McLEAN: --for this cooperative assessment to be made. Planning would be happy to take the lead on that but it certainly wouldn't be just Planning --

CHAIR COUCH: Okay.

MS. McLEAN: --and we would value the input of the other departments so that we could come up with really solid recommendations in this regard.

CHAIR COUCH: So, Mr. Garneau, if you got that we'll just send a letter to them. Okay, thank you. Mr. Niess, you wanted to comment on that?

MR. NIESS: I have a...is it going to get subsidized or you're just going to go up to a private landowner and say you should build multi-family housing here? Because I feel like if they could they would do it or if it made sense.

CHAIR COUCH: It would be more of a, hey, okay, we see this and, Ms. Cochran, correct me if I'm wrong, we see that this is available, is there...what kind of incentive can we get you to do that? It's more of, yeah, it's not just, hey why aren't building it. Ms. Cochran?

COUNCILMEMBER COCHRAN: Yeah, thank you. No we're not trying to force anybody into something they don't want to do but just we've identified this is a potential area and it

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looks like a good fit, what do you folks...I mean, yeah, and try to incentivize, try and encourage, work with. It's one of those public/private partnership kind of deals that hopefully, you know, we can work through sort of idea. So, yeah, it's not to force anybody but.

CHAIR COUCH: Okay.

COUNCILMEMBER COCHRAN: Yeah, thanks.

CHAIR COUCH: So, I want to thank...Members, first of all, if you have any further questions and then we'll ask for some quick closing comments 'cause we have one piece of business that we need to do before we end this meeting. So, Members, any questions?

COUNCILMEMBER VICTORINO: No.

CHAIR COUCH: Okay. Panelists, real quick closing comments if you will, very quick.

MR. NIESS: I'd like to thank all of you for the opportunity for being here. This is important. I really care about Maui. I love my job. This is great. I love being here with this panel. I'm...I really hope it's not just talking and there's going to be action.

CHAIR COUCH: Yeah.

MR. NIESS: That will make me so much happier and I'll feel like I've done something. And just to quickly clarify on the tiny homes I think that a mixture of development is the best thing you can have, is having tiny homes, allowing them, but not having huge areas of 'em, just a mixture.

COUNCILMEMBER VICTORINO: Right.

CHAIR COUCH: Yeah.

MR. NIESS: And, yeah, thank you.

CHAIR COUCH: Thank you. Thank you for being here. Mr. Cook?

MR. COOK: My comment is basically on item...first in support of the proposal and I think that it is sort of unique and out of the box because if you approach the landowner, the County, and said, you know, we were just sort of reviewing and you could do multi-family, that's pretty cool. That that...some land I mean property owners would be like, oh, wow, we thought about it; we never could. So I kind of see how that is out of the box and pretty cool to do some of the leg work, identify what infrastructure is available, reach out to 'em and say this is...we need this and we would be supportive. So on the Item 2 I think that the...where it says the third party, not County employee, chief to coordinate construction of affordable housing. I'm supportive of that but I think it would really need to be a County employee. It would have to be somebody in

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an administrative position to have access to all of the agencies. So that's my only comment on that. I think it would be useful and it's lacking to some degree and may be a need now.

CHAIR COUCH: Yeah, we're sending that to Housing and Human Concerns, Housing and Human Concerns and Transportation Committee to have a full on discussion on that one. Okay. Mr. Young?

MR. YOUNG: No, I'd just like to thank everybody for the opportunity to be here to give our ideas and to try to get our community in houses.

CHAIR COUCH: Okay. And, Ms. Abdul?

MS. ABDUL: I agree. I think it's wonderful that we were asked to be part of the solution and clearly this is something that's really important to everybody here on the panel and so many more people. I think we've learned too or we probably knew it confirms, it's not a simple problem. It's very complex so the solutions are going to be complex and you can't just fix them in one department or one agency or even just in the County. There's...it's such a huge issue and it touches everybody's life that's here in the community. So I'm very appreciative of what the Council has done for our organization directly but also that they care enough that we really are looking for solutions and we can make it a better community for our children and their children. Thank you.

CHAIR COUCH: Thank you. Members, any closing comments? Real quick. Ms. Cochran?

COUNCILMEMBER COCHRAN: Real quick, Chair. And, Ms. Abdul and I think Mr. Cook touched on this subject and it's about the interveners, intervention of sorts that will hold down processes. And, you know, my proposal in regards to creating...getting, you know, Hawaiian traditional knowledge type people involved in our boards and commissions and having those kind of qualifications that I see a lot of times is the reason why you have people come and intervene in projects and developments at the Planning Commission level and what have you; Land Use, because they felt their voice wasn't represented. And in order to have someone in those bodies initially can sort of work it through, vet it out, and have these...that portion of this community feel like they have a voice, they have recognition and representation. So that was my intent for that and I think it would address these concerns we're hearing that slows down the process. I just wanted --

CHAIR COUCH: Okay.

COUNCILMEMBER COCHRAN: --to put that plug in real quick. Thank you.

CHAIR COUCH: Thank you. Anybody else? Alright, now we have one item that we didn't push to another committee that we were asked to do and that's the "one stop shop" at the County Service Center or other appropriate location. Without objection, you know,

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it could go to multiple committees so that's the...our rules say then we should probably move it to the PIA Committee, Policy and Intergovernmental Affairs. Any objections to that?

COUNCILMEMBER COCHRAN: Chair, what...so it would either be what this or?

CHAIR COUCH: It could be this, it could be IEM.

COUNCILMEMBER COCHRAN: I know. I was like --

CHAIR COUCH: Yeah.

COUNCILMEMBER COCHRAN: --well if it's IEM ...

CHAIR COUCH: It could be, it could be several. So I think if Mr. Victorino has time for it.

COUNCILMEMBER COCHRAN: Okay. If he's got time, yeah.

COUNCILMEMBER VICTORINO: Yeah.

CHAIR COUCH: Alright. So, we'll send that one to PIA then. Okay?

COUNCILMEMBER VICTORINO: I'll make the time in the very near future to make sure that --

CHAIR COUCH: Sure.

COUNCILMEMBER VICTORINO: --at one of the meetings that is discussed.

CHAIR COUCH: Okay. Any objections to that?

COUNCILMEMBER COCHRAN: No objections.

COUNCILMEMBERS VOICED NO OBJECTIONS. (Excused: GB, DG, and MW.)

ACTION: REFER the matter relating to "one-stop shop" at the new County Service Center, or other appropriate location, to the Policy and Intergovernmental Affairs Committee.

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CHAIR COUCH: Okay, great. Then that's the last bit of business we have to do today. I want to thank the panelists very much. I want to thank the departments and the Administration for coming out and giving us their thoughts, too. Hopefully we can move on this. There's...we'll be...next meeting is going to be about the Item No. 1. We're going to pick that up. It's PC-28. Hopefully, we'll be passing that out. And that's going to be on November 3rd. Okay. So I want to thank everybody, and this meeting is adjourned. . . .(gavel). . .

ADJOURN: 11:50 a.m.

APPROVED BY:



DON COUCH, Chair
Planning Committee

pc:min:161027:cs

Transcribed by: Cathy Simmons

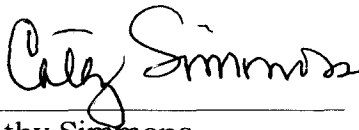
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CERTIFICATE

I, Cathy Simmons, hereby certify that the foregoing represents to the best of my ability, a true and correct transcript of the proceedings. I further certify that I am not in any way concerned with the cause.

DATED this 21st day of November 2016, in Wailuku, Hawaii.



Cathy Simmons