

AFFORDABLE HOUSING COMMITTEE

Council of the County of Maui

MINUTES

January 30, 2019

Council Chamber, 8th Floor

CONVENE: 1:32 p.m.

PRESENT: VOTING MEMBERS:

Councilmember Tasha Kama, Chair
Councilmember Michael J. Molina, Vice-Chair
Councilmember Riki Hokama (in at 1:35 p.m.)
Councilmember Alice Lee
Councilmember Keani N.W. Rawlins-Fernandez
Councilmember Shane M. Sinenci
Councilmember Yuki Lei K. Sugimura (in at 1:36 p.m.)

STAFF: Leslee Matthews, Legislative Analyst
Stacey Vinoray, Committee Secretary

Zhantell Lindo, Council Aide, Molokai Council Office (via telephone
conference bridge)
Denise Fernandez, Council Aide, Lanai Council Office (via telephone
conference bridge)
Mavis Medeiros, Council Aide, Hana Council Office (via telephone
conference bridge)

ADMIN.: William Spence, Acting Director, Department of Housing and Human Concerns
Clyde "Buddy" Almeida, Housing Administrator, Department of Housing and
Human Concerns
Linda R. Munsell, Assistant Housing Administrator, Department of Housing and
Human Concerns

OTHERS: Kehau Filimoeatu
Stan Franco
Autumn Ness
Paul Deslauriers
Highness Kaua

Additional attendees (3) others in gallery

PRESS: *Akaku--Maui County Community Television, Inc.*

CHAIR KAMA: ...*(gavel)*... Thank you. It is 1:32 p.m. in the afternoon.
...*(Chair turns on microphone)*... It is 1:32 in the afternoon of Wednesday, January
30, 2019. I would like to call the meeting of the Affordable Housing Committee to
order. And for those of us, myself included, if we could silence whatever digital

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

equipment we might have so that we don't disturb one another during our proceedings. So, I'd like to welcome our Committee Members who are here. I'm Tasha Kama, I'm the Chair of the Affordable Housing Committee. And I'd like to introduce my Vice-Chair, Mike Molina.

VICE-CHAIR MOLINA: Good afternoon, Madame Chair.

CHAIR KAMA: Good afternoon, Sir. And, also, Mr. Shane Sinenci.

COUNCILMEMBER SINENCI: Good afternoon, Madame Chair.

CHAIR KAMA: Same to you. And Alice Lee. Aloha.

COUNCILMEMBER LEE: Good afternoon, Madame Chair.

CHAIR KAMA: And Keani Rawlins-Fernandez.

COUNCILMEMBER RAWLINS-FERNANDEZ: Aloha, Madame Chair.

CHAIR KAMA: Aloha. And I think we're going to probably be waiting on Yuki Lei Sugimura and, also, another Voting Member, Riki Hokama, who I hope will be here in a few moments. The meeting starts at 1:30 and I anticipate starting our meetings at 1:30 as long as we have a quorum. And seeing as how we do have a quorum, we are starting. We also have two non-voting members, Chair Kelly King and Tamara Paltin, who are free to join us or not join us today if they decide to. And so this afternoon we also have with us the Administration from the Department of Housing and Human Concerns, Acting Director Will Spence.

MR. SPENCE: Good afternoon, Chair and Members.

CHAIR KAMA: Good afternoon, sir. Our Corporation Counsel, Jeff Ueoka.

MR. UEOKA: Good afternoon, Chair.

CHAIR KAMA: Good afternoon, sir. And our Committee Staff, Leslee Matthews our Legislative Analyst.

MS. MATTHEWS: Good afternoon, Chair.

CHAIR KAMA: And Stacey Vinoray our Committee Secretary.

MS. VINORAY: Good afternoon, Chair.

CHAIR KAMA: Also want to introduce to you my Staff from my office, Evan Dust. And I think we have to my far right, Linda Munsell, right?

MS. MUNSELL: Yes, that's right. Thank you.

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

CHAIR KAMA: Welcome. Thank you.

MS. MUNSELL: Thank you.

CHAIR KAMA: And also, Buddy Nobriga [sic] to my far, far right.

UNIDENTIFIED SPEAKER: Almeida.

CHAIR KAMA: Almeida – oh, right, Almeida.

MR. ALMEIDA: . . .*(inaudible)*. . .*(laughter in Chambers)*. . .

CHAIR KAMA: Oh, thank you. And so, I just want to acknowledge Councilmember Riki Hokama just entered into the room. And so I had asked Mr. Spence to prepare for us some information regarding affordable housing and what's going on so that we all can kinda like be brought up to speed and I'm hoping that any questions you might have as he goes through the PowerPoint, that you would be able to maybe write them down and after he completes the PowerPoint then go back and ask those questions. We only have an hour and maybe 45, 50 minutes because we did give up a part of our time to the GET Committee and I'm thankful that we could do that. Amen, Committee...oh, thank, well, should I say that?

. . .BEGIN PUBLIC TESTIMONY. . .

CHAIR KAMA: Anyway, but so I think we should begin public testimony. So, is there anyone here to testify?

MS. MATTHEWS: Yes, Chair, I've check with the District Offices and they don't have anyone to testify. We do currently have five testifiers here in the Chambers. Our first testifier is Kehau Filimoeatu, testifying on AH-13.

CHAIR KAMA: So, your testimony is limited to three minutes and upon request, up to one minute to continue. If you are still testifying beyond that time, I will kindly ask you to complete your testimony. When testifying, please state your name and who are you representing. And so if you would, Ms. Filimoeatu, begin.

MS. FILIMOEATU: Aloha, Affordable Housing Committee. Congratulations and imua. I am Kehau Filimoeatu here on behalf of myself and my ohana. Mahalo for this time to address the affordable housing of Maui Nui a Kama, a subject that is in crisis situation, I believe. And because all of you will be receiving a historical compilation, as well as works in progress, and I want you to know that we all have heard that this housing is a nationwide, even worldwide crisis, but, so what? Our kuleana is here where all of your constituents live and try to thrive to at first just live here. So, really, at first, I came to listen to our dire problem but then I realized, being silent is not going to help my son, yeah, my son. See, I'm a boomer. I guess he would be a boomie. No, but anyway, he's my issue. My son is a County worker for the past 12 years. He has a family of five and he desperately is looking for a house to buy.

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

He's done his research and he's done all the stuff jumping through lotteries and trying to get literacy or financial literacy and he actually pre-qualified for \$350,000. Wow, to me \$350,000 that's over quarter...almost half a million dollars, yet, so what? We can't find a house priced for him. So what? He now is threatening to move to Vegas, yeah, where he's done his research and will be able to afford to live there, that's what. I'm not going to let my moopuna go. So, this is my challenge to you, AH Committee, ask the hard questions. How did we get to this crisis? How do we get out of this crisis? So, there are folks like myself who will do almost anything to kokua that cause. My name, again, is Kehau Filimoeatu. I'm embarking on my second year of retirement as a civil servant for over 27 years. So I have more time than money. Kuleana of na kupuna comes with lots of aloha and passion for generations to come. Mahalo, I made it.

CHAIR KAMA: Thank you. Members, questions for Ms. Filimoeatu? Thank you.

MS. MATTHEWS: Chair, our next testifier is Stan Franco, testifying on AH-13, to be followed by Autumn Ness.

MR. FRANCO: Good afternoon --

CHAIR KAMA: Good afternoon.

MR. FRANCO: --Council Chair, or Affordable Housing Chair, and Members. I'm sorry, I'm just getting out of bed after seven days at home, so if I'm a little shaky, that's the reason. I speak for myself. I've been working, as you probably well know, over 30 years on the affordable housing issue and last year I thought we had a breakthrough. There was \$250,000 that was created for a plan to be developed and we met over several meetings as FACE Maui to come up with a plan and presented the plan to the Council. That plan didn't go forward. Another plan was done but we got some recommendations from SMS, which we had thought we had given the Council before they made that, those recommendations. I want to talk about the recommendations. I think it's really important when we're talking about affordable housings projects, that we have this in place before we start really making decisions. An affordable housing plan spells out where you're gonna build things, how you're gonna pay for it, when is this project gonna be coming online so that you have some idea. We also should be looking, Council, and this has been discussed, this is not a new idea, before, that we should have a timeline. When the Council says, we approve this project, you can go forward, you can build it, get a timeline on it, five years, whatever the timeline may be. So, it's very important to have an affordable housing plan. We don't know where we're going if we don't have a plan. The second important thing, this was recommended also by SMS Hawaii, we need what I wanna call a housing czar, they call this position a developing director, and they paid it at SR-26. Now I'm not sure, and I don't think it's gonna be possible to hire somebody from the inside to work inside the organization. If we really want somebody that knows what it is to build housing, we might have to go on a contract basis to find somebody that can do this. I think that's the two things I want to say. I'm very concerned about the projects and how they're coming or not coming on board. When we give approvals, we need to have some assurance that those projects are going to be built because, as my

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

friend Kehau said, our children are moving away. We need to stop this problem. Thank you.

CHAIR KAMA: Thank you, Mr. Franco. Members, questions for the testifier? Seeing none, thank you, Mr. Franco.

MS. MATTHEWS: Our next testifier is Autumn Ness, testifying on AH-13, to be followed by Paul Deslauriers.

MS. NESS: Aloha, Committee. I apologize, when I left my house it was freezing this morning. I'm here, I guess, to ask the Committee and first of all congratulate Chair Kama for being in that seat, I'm really happy to see you there and I'm really optimistic about what's going to happen in this Committee. I was dismayed when I opened the agenda today and I saw that the report that was available to the public was two years old, the one from May of 2016, mostly because since then a lot has happened in the way of studying and reporting and finding out what the possible solutions to our housing crisis are. Two of the things that I can remember are the TIG report and the SMS report that both came out of this Body. Since the thing that's in Legistar published in 2016 happened, and those reports came out, we learned a lot about what the problems are and what the solutions are. Unfortunately, we haven't really acted on many of them and when the SMS report came out at the end of last term, two years after the TIG report came, I was actually really angry standing at this podium that nothing had happened in between those two almost identical reports in that two years. I guess I'm asking the Committee here to please don't start from square one. There are two big research reports with bullet point recommendations, very clear, about what this Committee can do right out the gate, so please don't do another study. Please use the resources and the stepping stones that have been laid out for this Committee. And I know that I and a lot of people in this gallery and around the island are here to help in whatever way, shape or form we can. I will say that I learned over the few years that we can't get out of this mess the same way we got into it, we just can't. We have to start questioning what we think the basic facts are because what we think to be true now is what put us here. Please don't believe the institutional response in this building to solutions that are in that report. You'll hear, oh, we can't do this because or oh, we just have to build and the market will figure itself out, or the cost of building, blah, blah, blah doesn't pencil out. It's all untrue if you just ask more questions and you think a little bit differently about the way things are done. I've been hearing for the last three years that building things that are affordable in perpetuity aren't possible because you can't find financing, it's untrue. There are people on this island that are building things that are affordable in perpetuity and financing them right now but somebody in this building heard that two years ago and that's what they believe to be true right now. Let's see...bold things that I'm asking you to consider are redefining what we say is affordable, to something like \$350,000, HUD is not God, we can do better. You guys have so much power to set the terms for development, how long something is affordable, the size. The developers shouldn't be coming to you guys. You should be the ones setting the terms for what we're, the things that we're going to live in. The Affordable Housing Fund grant, right now, over the period the Affordable Housing Fund has existed, we have written grants out of that fund to an average of \$160,000 of subsidy per home. Each home that is built through

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

the Affordable Housing Fund has been, the average subsidy is \$160,000 per unit and almost none of them are still in the affordable housing pool, they're gone, on to the open market. So, we have to question, are we writing those checks to the right people and are we just throwing our taxpayer dollars away to one family in one unit, what does that mean? All these are questions that I really encourage you to ask. And I'm here in whatever shape or form I can be useful. Full disclosure, not as a job, just 'cause I really, really want this to happen for people like Auntie Kehau's moopuna. Okay, thank you very much.

CHAIR KAMA: So, Members, questions for Ms. Ness? None? Thank you. Ms. Matthews, could we check in with our District Offices?

MS. MATTHEWS: Hana, do you have any testifiers there ready to testify?

MS. MEDEIROS: Aloha, Chair. This is Mavis Oliveira-Medeiros from the Hana Office and there is no one here waiting to testify.

MS. MATTHEWS: Aloha, Ms. Fernandez, on Lanai, do you have any testifiers there to testify?

MS. FERNANDEZ: Good afternoon, Chair. This is Denise Fernandez at the Lanai Office and there is no one waiting to testify.

MS. MATTHEWS: Aloha, Zhantell, in Molokai, do you have any testifiers there to testify?

MS. LINDO: Aloha, Chair. This is Zhan from the Molokai District Office. There is no one here to testify.

CHAIR KAMA: Thank you, Ms. Matthews. So, do we have other testifiers here?

MS. MATTHEWS: Yes, Chair, we have two more testifiers signed up to testify. Our next testifier is Paul Deslauriers, testifying on AH-13, to be followed by His Highness.

MR. DESLAURIERS: Aloha, Chair Tasha Kama --

CHAIR KAMA: Aloha.

MR. DESLAURIERS: --and our County Council, aloha. My name is Paul Deslauriers and I am part of the Maui Pono Network but I'd like to put on a different hat, one that involves my involvement for 33 years as an organizational development consultant and systems engineer and working with issues in Massachusetts around the continuum of care that we had in Massachusetts. What I'm proposing and what I would like you to consider when you look at housing, that you look at a full spectrum of what the actual needs are in our community and have that spectrum be in a way that it really supports a continuum of care for the people who are in the system. What I mean by that is that starting off with people who are homeless, to have a place where they can go, then with that, with social services to support people who are dealing with drug issues or mental illness. From there, moving up through the shelters, and there is different gradations of shelters that could provide different levels of support depending

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

upon how people are integrating in the community. Then from there we have a gradation also of what is affordable housing. When I was here 14 years ago I got involved with starting the Na Hale O Male [sic]. I just, you know, we did a lot of research and found out that there was a good system that was in New Hampshire that was going on for 24 years. So, we gathered a group of people, there were 40 of us, and we just started, we got some funding, we had the people from New Hampshire come on over, and we looked at our first community land trust here in Hawaii to support affordable housing in perpetuity, and it does work, and it does create, again, if you look at the different stratospheres of income, it fits in with some of those. Right now, we're dealing with average house sale of around \$960,000 and to get, really, to afford that, you need an income of \$220,000 a year, so to look at it from a whole spectrum of support and care. If you look at it from that perspective and put that into your affordable housing plan, I think that it becomes a real way to deal with some deep seated issues, issues that keep reoccurring because people fall between the cracks. And this whole approach would really support that so that you really can use then whatever resources you put, not worth recidivism, that people may experience, but support them in a continuum of development and support and care so that, again, they can be independent and on their own as a goal. So, I just encourage you to consider this type of framework when you look at and think about the housing needs and issues that we have in our community. Thank you.

CHAIR KAMA: Members, questions? Having none, thank you.

MS. MATTHEWS: Chair, our last testifier signed up to testify in the Chambers is Your Highness Kaua, for the record, war captain, testifying on AH-13.

MR. KAUA: Hello, everybody. For the record now, today, right now I'm war captain counselor by this for the, for people in the, what they call, courtroom, that is docked in our area at the captain I talking to. And now I talking to you as the war captain within the Kamehameha and the king of all kings, in his word for, father, me, we are speaking to you. One, you should know by now, words is the biggest crime there is, ever had, and it's shaking the whole world today because the word you're using. Think about this on your own turf because you going have to answer to that. Two, the words you use as a dictionary, Mr. Dick, and she-nary, the wahine. Well, that's how they make 'em in the dictionary so that we get affordable housing. Well, I living at home, I might not get one house but I get home. But the point is, you put into a word called affordable and affordable itself goes up when it cost from here . . . (inaudible) . . . since they give my mother work, we never had to work since to keep on skyrocketing. As they talked about earlier, Haiku Mill, Haiku, Wailea, prices tend to up and down. Being that all they want to do is go up and down for someplace else, come over here, up and down, go higher and we go down. Yeah, it's what makes sense in their book. Well, the third thing in their book is, serpent snake, slave tongue. It becomes so natural that we don't, we just see 'em naturally because could hear it for years now by asking, seek, knock and ask, ask Father. And he said James 1:19-20, be swift to hear. At that time, as it is, would show a lot of examples he was explaining, example, well, I quotes, I'm a counselor, Maui Youth and Family Services, I work with kids. I coach kids from high school to colleges. I been involved within the, been president for Hawaii Hack Attack. My mom retired from the school, I know a lot of teachers and so

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

forth, police officers, you name it, that's what good about being raised here on Maui. I'm not from someplace else, I'm here. And therefore I here, so all can hear from elsewhere. It is a challenge, a challenge you taking, go on this though, you're right, you're going for the challenge, keep this in your head, word, dictionary and serpent's tongue. Watch your words when they use it. Definitely to do that every single day, that's what you call practicing. So, Lord, forgive me for I have sinned, for sin is taken care of 'cause he loves me, we. Same, one plus one, one and the same, one plus one, one and the same, nothing . . .(inaudible). . . defensive, together we make 'em work yeah, we get 'em. Woop-woop! We got 'em. And that's what we play and there are people that can vouch for that. That's why I like to be here in front you guys because they all looking at he, and not me talking, it's Father, me, we talking 'cause I get to hear from all you guys for all this years. And that's a fact, that's why I love speaking to one on one like this so nobody can say nothing, to put down the other person. We have a tendency to do that. Let's keep it in the courtroom.

CHAIR KAMA: Thank you.

MR. KAUA: One more minute? From the courtroom, all the way to one o'clock. They hearing this on all this time, 1893, our aina sky aina. They continue put it into the dictionary round, serpent's tongue. The bottom line is, if you . . .(inaudible). . . remember who catching you now, who catching you? Are you going to let the one catch you like that?

CHAIR KAMA: Sir? Thank you very much for your testimony.

MR. KAUA: Okay . . .(inaudible). . .

CHAIR KAMA: And we did receive, we have received the word for the day.

MR. KAUA: Okay.

CHAIR KAMA: Mahalo, aloha.

MR. KAUA: Wait, excuse me. What the other guy, administration, is Spencer?

CHAIR KAMA: He's going to do a presentation right after.

MR. KAUA: Oh, that guy?

CHAIR KAMA: Yes. Thank you.

MR. KAUA: Oh, but I have 30 seconds left, 30 seconds. Spencer

CHAIR KAMA: Sir, sir, your time is up --

MR. KAUA: Okay.

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

CHAIR KAMA: --I'm sorry. Mr. Spence will give a presentation. You can speak with him later.

MR. KAUA: I got to hear a lot about that, Spencer.

CHAIR KAMA: Thank you.

MR. KAUA: So, remember, use your word correctly.

CHAIR KAMA: So, do we have anyone in the gallery who would like to testify? So, should we check in with the neighbor islands again one last time?

MS. MATTHEWS: Yes. Lanai, do you all, did you have any testifiers that showed up to testify?

MS. FERNANDEZ: There is no one waiting to testify at the Lanai Office.

MS. MATTHEWS: Thank you. Molokai, do you all have anyone there to testify?

MS. LINDO: No one waiting on Molokai to testify.

MS. MATTHEWS: And up in Hana, do we have anyone ready to testify?

MS. MEDEIROS: There is no one in Hana waiting to testify.

CHAIR KAMA: Seeing as how there are no more testimonies this afternoon, I'm going to now close public testimony.

COUNCILMEMBERS VOICED NO OBJECTIONS.

CHAIR KAMA: Thank you.

. . .END OF PUBLIC TESTIMONY. . .

MR. KAUA(from the gallery): One thing, Chair, Chair lady, one thing . . .(inaudible). . .

CHAIR KAMA: Sir, I'm sorry, I'm going to call a recess 'cause we're going to go into the next order of business but you're always welcome to come back at the next hearing. Thank you. So, I'm going to call for a recess. . . .(gavel). . .

RECESS: 1:56 p.m.

RECONVENE: 1:58 p.m.

CHAIR KAMA: . . .(gavel). . . I'd now like to reconvene the Affordable Housing Committee meeting.

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

ITEM AH-13: AFFORDABLE HOUSING PROJECTS (CC 16-114)

CHAIR KAMA: So, now we have a presentation by Acting Director of Housing and Human Services, Will Spence. And my goal for this presentation was to be able to inform those of you who were not clear with some of the terminology that the affordable housing people use, that would be helpful to you to understand, at least for some of the jargon that's being used and so that you can see also what are the, some of the projects that are being worked on, where they are, and how many housing units we're going to be able to have for the year 2019 for some of our people who are out there waiting desperately for rentals and/or home ownership. So, when you are ready, Mr. Spence.

MR. SPENCE: Okay. Thank you, Madame Chair, Committee members. Go back one. Okay. So, what this is today, at the request of the Chair, is an overview of the Department of Housing and Human Concerns, particularly as it relates to housing. With me today is Buddy Almeida, he is the Housing Administrator, and Linda Munsell, she is the Assistant Housing Administrator. I think, I mean, in listening to the testimony, I think it's really important and I will work with the Chair on this, to come back and present to you more detail on the need, the...how we go about, you know, working with different projects and whatnot. We have a lot of information we would like to convey to the Committee but for this particular meeting, it's just the overview of the Department. Okay, thank you. The Housing Division's mission is for Maui County citizens to have access to affordable housing of choice. So, it's not just any housing we're going to plug you into but of choice, and that goes into developing long-term rental units, availability of homeowner opportunities, development of special needs, so we're talking about homeless, you know, people that otherwise would be dropped through the cracks and assisting lower income persons to secure affordable, safe and sanitary housing. So, we have a Housing Division, within the Department of Housing and Human Concerns, there's a number of different divisions. Pretty much, we're just focusing on the Housing Division today. There's 25 full-time employees, 8 Housing that deal with Administration of the, just the housing portion, but we also have 17 employees that are dealing with Section 8 and when, we'll get to a slide and have some discussion on the Section 8 Program, very critical program with Federal dollars that this office administers for the citizens of our County and it affects all of our islands. We also, we're covering 2.96, that's the Council's policy for workforce housing that we monitor projects under, I should say we not only monitor, we process, alongside the Council, projects that are developed under 201H, that's a Hawaii Revised Statutes provision that is to fast track projects that are especially for affordable housing. We promote fair housing practices, you know, that's one of our Federal laws against discrimination and providing availability to our residents. We monitor the management of County-owned rental projects and we have a list here today that we can pass out later. And then we also monitor County grant programs. So, the Housing Division does some grants but I will also say that our Grants Division contributes greatly, particularly towards housing the homeless and helping those programs to end the homelessness within the County. So, a lot of people think of the Department as having two different sides and it's only generally true. There's a great deal of overlap between them. Housing programs, these are the biggest programs that

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

we work with and that the Council has considerable oversight over. First is the Affordable Housing Fund where real property taxes appropriated every year to put into a fund particularly for affordable housing projects. We will be transmitting the 2019 list of projects very shortly to this Committee. The, it's, particularly it targets the very low income levels but it may go up to 140 percent of area median income and we'll cover what that means in a couple minutes. We administer the First-Time Home Buyers Program, which the Council is very generous. Last year they put in \$2 million to be awarded to help pay for the down payment of a home and we held a lottery just more than a week ago and the looks on people's faces when they found out that they have an opportunity to buy a house, was just priceless, I mean, you look at the hope and the joy on their face that we're going to be able to get something, well worth the Council's time and the budgetary efforts. I touched on the Section 8 Housing Program. We administer more than 1,400 vouchers every year within Maui County and that amounts to \$22 million in Federal funds. What this does is it assists renters, well, it assists homeowners, landlords and renters to pay the rent so people have a place to live. When I first, I had no idea coming into this job the depth of the need for this program and how much it goes towards helping Maui residents be able to live here. When you start signing contracts between landlords and the County to get these funds and you see that, what people cannot afford, you know, you rent out for \$1,500 a month and, you know, we're giving assistance for 1200 of that. That's, that just tells me the dire need of our residents. This one program alone saves hundreds of homeless, people from becoming homeless within our County. We also administer the National Housing Trust Program. These are just, it's not a lot, it's at 1½ million comes available to the County every three years. It's for very, very low-income rental developments, 30 percent and below area median income. HOME funds, another 3 million every three years and it becomes available through Kauai, Hawaii and Maui, so. The biggest program that the Council deals with is 2.96, it's our workforce housing program and basically what it does is that when projects come through that have ten units or more or hotels that are doing ten units or more, excuse me, subdivisions, timeshares with ten units or more, it triggers the provisions of this part of our Code and it requires that developers either build affordable units...we can go to the next one. Okay, these are the triggers that I was just saying. What it says is if it's triggered, 25 percent of those units have to be sold or made available otherwise for low income affordable housing. We process the workforce housing agreement, that's recorded, there are different ways you can satisfy the requirements, either by building housing units, which is our preference. In lieu fees, we haven't had anybody do the in lieu fees, which we're very happy to but that's, it's still available. Credits can be issued or there can be a donation of improved or unimproved land, that's land that's either ready to build or just vacant land with nothing on it. I'm not going to go through this too much but it's income group distribution. We have deed restrictions on the projects that fall under this and how long they have to remain affordable. Ownership units for 30 percent and below, ten years, eight years and then above moderate income, five years. For rental projects, the deed restrictions are for 30 years. And there's, I'll just say there's been a lot of discussion on the Council over the years of, you know, and you heard testimony today on, are those deed restrictions appropriate or not and I'm sure we will get in discussion with the Council on this. There's also eligibility criteria for people wanting to purchase or rent within these projects that fall under 2.96. You have to be a U.S. citizen. I'll skim over this. There's

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

income limitations, there's assets, you can't have too much money, et cetera. This is also something that we should talk about with the Council. I know of builders who have tried to build affordable housing projects and then recognizing the need, wanting to do the right thing but then having a hard time finding the renters or the buyers because of these restrictions. So, that's going to be something we should talk about. Another thing that will come before this Committee is the 201H projects. Our State Legislature recognized that the entitlement process is very long, very cumbersome, very expensive. For a property that has to go, let's just say a project that has to go to the State Land Use Commission and then come to the Council, or come to the Council for approvals, it can be seven to ten years. So, from inception, somebody wants to build a project, say the Waikapu Country Town, they, first they talk to the community for ten years, then it took a number of years to get through the EIS and the AIS process, get through the State Land Use Commission and then it coming to the Council for approval. It's been through the County process, which typically takes, it can take three to five years to do that. That's a long time to bring housing to our citizens from, I mean, even it's agreeable with our community plans, with, you know, the Maui Island Plan, et cetera, it takes a huge amount of time, huge amount of redundant processes. So, what the, the State Legislature recognized, for all of the counties, that it takes a very long time to do. So, they came up with this fast-track process, and this isn't something new, there's many iterations of 201 that have been done over the years, but all of them are focused on making housing happen quicker. So what they do is, a developer will come to my department and present to us an application, we will go through the agency review, the agencies will look at things, we'll refine some of the requirements, et cetera, and then my office will transmit that to the Council. Once my office transmits these applications to the Council, it's 45 days for the Council to act, so that's an approval, an approval with conditions, or a denial. So those options are before the Council. And typically what they're going to ask for is an exemption from the General Plan, the community plan, they're going to ask for exemptions from certain expensive, at least what they consider expensive design standards and they're going to ask for waivers of your typical permit fees, for building permits, plumbing permits, et cetera. And all of those things, they will ultimately add up to a lot of money that can then be translated into lower housing costs. And I'll just say, okay, so they can be for homeowner or rental projects and you have to have a, it's not just any project can do this, there has to be at least 51 percent of the project, the properties are affordable, they have deed restrictions, and they do, at least what State law provides is that they go up to 140 percent of area median income. Okay, before we get into the particular projects, I want to say that we have some 201H projects in the wings, one coming in for an amendment to a pre-existing approval, maybe two that you'll see hopefully pretty shortly. Those should be pretty easy to do. We're going to have another three projects come forward over on the west side, so those applications are almost complete and you will see them hopefully shortly, so look forward to those things coming before the Council. Particular to housing projects, there's, we have an updated list of affordable housing projects that are going right now but, and we can hand that out maybe in a little bit, but there's three projects that are going currently that are under construction, Kahoma, Kaiwahine and Hale Mahaolu Ewalu. The Kahoma Residential Project is over on the west side. It's, this was a 201H and it's 100 percent affordable. It's up above, it's mauka of the highway and right along Kahoma Stream. That's currently under construction. It's, there's a number of

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

Habitat for Humanity homes going on up there but a lot of it is already built. Kaiwahine is also a 201H project. They, interesting, in order to build this project, was at 120 percent, or excuse me, 120 affordable rental units, all at 60 below, 60 AMI and below. They pull from four different funding sources to make this thing go. It's really, the developer is to be really commended for their creativity in how to make these things work. So, when we talk about AMI, we're talking about area median income. So, that's the median income of a household on Maui. So, you have a husband and wife or you have a single or that's, this is generally their overall income for the County. HUD does this, the Housing and Urban Development, Federal agency, they keep the statistics on this and one of the things we handed out is this sheet with all of the sales prices, et cetera. The, you can, this both has sales prices, what we would consider affordable, which we can talk about that in a second, but the others, it also has rental, what they consider affordable rental, but there's also a differentiation for Lanai, for Molokai, and for Hana because the incomes are different for those three areas. The, it's important, I know there's a lot of discussion, is this even applicable to Maui County? And I tend to agree with the objections that, you know, some of these income levels, for Maui island, 100 percent of AMI, area median income, is \$81,400, that's family of two or whatever, that's the household median income, average household. That's, in a lot of ways, that seems high. People argue that, you know, maybe this isn't applicable. The problem is this is tied to so many Federal funds and tied to so many other programs from the State that it's important to keep using these numbers. And I have, both Linda and Buddy can provide you with more detail on this if you like. But this is one of the main things that we use to judge different projects and it's a good indicator when a developer comes to you and says, yes, we're doing 60 percent AMI or 80 percent or 120 percent, this is a good chart to keep and go over and you get a judge of what kind of housing is going to be built and who's going to be able to afford it, okay. The other project that's currently going on right now is Hale Mahaolu Ewalu up in Pukalani. They pulled from different funds as well. This is 100 percent affordable for seniors, so. Now, I understand that a chart was handed out to you to go over this particular slide. It's a listing of projects that are currently approved and under construction so we're happy to answer any questions on this. Page 2 of that, total units for projects under construction, 928 but the affordable units of these are 443. And then this is also introduction to our rental, or excuse me, the Housing Division team. They had a lunch the other day and were having a good time doing it, so. I also want to mention the homeless program that we have in the Department and it really, like I said before, it really spans the gap between housing and the human services side. Part of housing homeless is long-term housing. If you've heard the term housing first, the concept is you get homeless within long-term housing, that forms the basis of their stabilization, where they can feel secure, where they are no longer going night to night in different areas or whatever, they're living in safe, decent housing and that forms the basis where they can then get help, then obtain social services and get from, help from some of the programs that come from Grants Management or the nonprofits that we help fund. The, our Program Coordinator is David Nakama. We also have Christopher Kish. They coordinate between the Police Department, Parks, Public Works, nonprofits, they help with the outreach to reach the homeless population so they, so the homeless are aware that services are available and different housing is available. It's a very important part of what this Department does and we are also looking to build additional housing, you know, for, specifically for

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

the homeless, to get them off of the street and into a more stable environment. So, Madame Chair?

CHAIR KAMA: Yes, sir.

MR. SPENCE: I'm pau but I'm happy to answer anything and I have two experts here that have the details of any of this.

CHAIR KAMA: Okay. Questions, Members?

COUNCILMEMBER SINENCI: Chair?

CHAIR KAMA: Yes.

COUNCILMEMBER SINENCI: Yes, a question for the Department. Has there been any models for the homeless program, models for homeless shelters or housing units that was, has been developed or designed for the, to address the homeless?

MR. SPENCE: There's a number of models out there. We've seen a few things on Oahu, some of 'em I think are very helpful, some things, I would like to be able to provide our people with a little bit more dignity than some of the things that I've seen. But we are looking at those and we're trying to aid our, a lot of those are coming from nonprofits, the long-term housing, and we're looking to aid them in expanding their capacity right now.

COUNCILMEMBER SINENCI: Are there any partnerships with some of the churches and local charities to help with this, the homeless?

MR. SPENCE: Yes, we work extensively with Family Life Center, they have a couple facilities on the island, they are faith based and so we are very happy to work with them. There's also Ka Hale A Ke Ola, they run a number of very low income, they run some shelters but also low income long-term housing as well. And so come Budget time, you're going to see grants for some of these, for these facilities and these programs and this is where it goes to, is helping, ultimately helping our residents. If you need more detail, I'm very happy to provide that.

CHAIR KAMA: So, Member Lee?

COUNCILMEMBER LEE: Thank you, Madame Chair. Director Spence, as you know, years ago we created the R0 zone, the R0 Overlay District --

MR. SPENCE: Yes.

COUNCILMEMBER LEE: --cluster housing, all of that the Council created in order to create, to add to the toolbox, you know, for housing. So, now I think the trend is to consider tiny homes or micro homes and I was wondering if we need to provide enabling legislation so that we can make that a reality instead of trying to do it as a pilot project or, you know, on a case-by-case basis.

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

MR. SPENCE: Very good. Madame Chair?

CHAIR KAMA: Absolutely.

MR. SPENCE: I'm very familiar with the R0 overlays, et cetera. We actually had an opportunity to process a couple of those. I've been approached by a number of people about tiny home developments and, you know, I've had to change my own paradigm on my reception of that concept. I've been approached by older people who don't want a big home to take care of and a big mortgage, et cetera. Also, different generations are looking for something new. So, I've been approached by one person who is probably going to come to the Council under the experimental housing provisions in Title 16 and so as soon as they're done with their application, I'm happy to bring that to the Council's attention. We have retired teachers that are looking forward to this, et cetera. There's also a church in Kahului wants to be able to provide the same kind of thing as almost like starter homes so they can, people can build equity and then be able to sell and pass those affordable units on to someone else. And then I've talked with a couple of landowners on the west side that are also thinking about appropriate location for that kind of development. So, I don't know if we need enabling legislation, you know, I know your Council Chair once said, okay, so we try these things, when do they stop being experimental and something that should just go in our Zoning Code? I'm happy to discuss that kind of provision in our codes.

COUNCILMEMBER LEE: May I have follow-up --

CHAIR KAMA: Sure.

COUNCILMEMBER LEE: --Madame Chair? I think that the better thing is to provide enabling legislation --

MR. SPENCE: Okay.

COUNCILMEMBER LEE: --and not do things on a case-by-case basis and our office would be happy to do the research on that because other places have it. The other thing is I, as one of the testifiers mentioned, I think this group is wanting to develop a multi-pronged approach to affordable housing. So, it's not just a matter of having tiny homes for teachers or retired people or, you know, people who want to scale down. I think what we need to do is start at the bottom. So, the tiny home may not be the luxurious tiny home, it would be a basic tiny home --

MR. SPENCE: Right.

COUNCILMEMBER LEE: --yeah. And when we were on Oahu for the Leg, I had the opportunity to visit the tiny home project on Sand Island and this is what I mean, you know, that could be like the starter home and then, you know, we provide other products where they are able to move up, you know, provide upward movement, and when they're more settled and have better income, they can move up, you know, to

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

another type of home and up and up and up because right now the people at the bottom have nowhere to go --

MR. SPENCE: Correct.

COUNCILMEMBER LEE: --for the second or third movement, they're stuck. And that's one of the reasons why people at Ka Hale A Ke Ola, you have the transitional homes, units, and then you have the long-term affordables. Well, nobody leaves the long-term affordables 'cause there's no place to go --

MR. SPENCE: Yeah.

COUNCILMEMBER LEE: --for the next step. And that's why I think we are very interested, not interested, but committed to finding the products that our people need in order to keep moving because you don't want them to be content to stay at the bottom, you want them to keep striving for the next step.

MR. SPENCE: Correct.

COUNCILMEMBER LEE: And so those tiny homes on Sand Island were actually these temporary units that they used in Japan, you know, when they had the tsunamis, the Sendai tsunami. I think they were able to acquire like over 600,000 of these units so they don't need as many now, so the units at Sand Island came from Japan. And what was neat about it is a lot of people donated their time and services to make that project happen, like Matson brought all those units to Hawaii for free and a lot of people just contributed time and services. So, I'm thinking that if they can do it, we can do it too, yeah?

MR. SPENCE: I would think so. And I concur, there should be a whole range of product types, not, they, people have to start somewhere and then they should be able to move and as they have families, they should be able to expand, et cetera, I concur.

COUNCILMEMBER LEE: Thank you.

CHAIR KAMA: Member Hokama? I'm sorry, Ms. Lee, are you --

COUNCILMEMBER LEE: I'm done, thank you.

CHAIR KAMA: --finished? Thank you.

COUNCILMEMBER HOKAMA: Thank you, Madame Chairman. Couple questions for the Department. Kinda disappointed that this is all the projects we have to show the Committee this afternoon, Mr. Spence.

MR. SPENCE: No. We have much more substantive sheet of projects that is currently under way or have been approved and we can hand that out at any time the Chair chooses.

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

COUNCILMEMBER HOKAMA: Okay, so, Chair, and I have a few questions I would like to pose. So, if you want me to --

CHAIR KAMA: Absolutely.

COUNCILMEMBER HOKAMA: --just break at one point to allow other Members, I am happy to follow your lead, Chair. So, the first thing then regarding affordable housing and Department. Why isn't the County's own project, the Lanai Affordable Housing Project, on this list? Is this Administration telling me, the Member from Lanai, that you folks are not going to support our housing project? Is that what you guys telling me this afternoon, and my community?

MR. ALMEIDA: Thank you, Chair, and thank you, Member Hokama, for that question. The sheet that you have before you is just one part of the overall spreadsheet that we have to pass out. It's just projects that are currently under construction. The County of Maui's Lanai project is on the pending sheet and is definitely active and a project that we are supporting and pushing forward.

COUNCILMEMBER HOKAMA: Okay, I thank you for _____ it because I've been asked that of this Administration. And again, we understand the new Mayor will make his priorities so I appreciate your straightforward response. I'm like Ms. Lee in the sense that even in the 1980s when Velma Santos was Director of Human Concerns for Mayor Cravalho, housing was a big issue, okay, and they had thought that maybe one of the answers from private sector was, build the mass, it'll take care the price. Inventory was the so-called answer but to solve the answer, of course, we needed to zone more properties, okay, 'cause zoning was part of the formula of points that needed to be addressed. So hearing that, and here we are 45 years plus later, why wouldn't we, because, you know, I'm tired of waiving standards, so I'm like Ms. Lee, I'm open to why wouldn't then you propose to us legislation to change the standards so that it makes sense for us now and we don't have to deal with waivers of standards. If the current standards doesn't work, why are we keep sticking with the standards? Why don't we adjust it, whether it be lot sizes, whether it be about underground or overhead utilities, whether it be we're going to scrap all sidewalks and just do grass easements and right-of-ways? Why aren't we approaching it from adjusting the standards as it relates to the cost factor?

MR. SPENCE: The answer to that, there's a few answers to that. One, which isn't, which is you're involving a lot...I'm totally open to that. Councilmember Lee said enabling legislation, I'm entirely agreeable to come up with some legislation and present it to this Committee. But in doing that you're also involving numbers of agencies that, as you know when you go through a 201H approval process, you get each one of the agencies up here and they are asked questions about the standards that each one of those agencies requires. Every project's a little bit different. Some people want to do sidewalks, other people don't. Some people are talking, like what you're saying with grass swales, et cetera, I'm not sure if we can come up with a one-size-fits-all. I mean, we can do something for tiny homes, we can do something, you know, to help enable that really lower end but just a one-size-fits-all enabling, I think that's going to be a little bit more difficult to do. So, we also do have, the last Council passed that new

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

2.97, which is like a County 201H and a grants incentives but, again, that goes back to the individualized exceptions that, you know, you're referring to right now, that maybe we should just adopt affordable housing standards perhaps.

COUNCILMEMBER HOKAMA: Well, you know, I am, my sense from my Chairman is, you know, she's looking at options and opportunities and, you know, we're not stuck to what currently is in approaches so, you know, I'm asking you to be maybe a little bit more creative or challenge us to find additional opportunities for you. I see the sense of keeping experimental housing, especially if we want to test new technology for certain components, whether it's the wastewater component, whether it's the power component for, from the utilities side. I can see us doing experimental housing with technology moving as quickly as it is, especially for us on Lanai, okay, 'cause I deal with a median income of \$30,000 less per family compared to Maui, okay, \$30,000 less, okay, so I need different kind housing for Lanai, okay. And I am happy to hear _____ 'cause I've visited four manufacturers of tiny homes. One guy told me he could do it for \$70,000. Another one told me I have a \$285,000 unit for a tiny house, okay, dependence on the market that they're going after, right. They're going for the upper end millennials and they feel they can get \$280,000 for a tiny home, okay. Of course, the quality of the materials is totally different from the \$85,000 unit but you have choices, okay. And so for my thing, I'm open to even looking at zoning in like a more hybrid version of a project district that we gonna set where we want along the route we want, next to the utilities we want, a certain component of housing and within this blob, these are your standards and we expect a certain price range for this type of standards in this blob that's sufficient to connect to power, water, sewer and roads. So, do you feel that is another workable approach for this Committee to consider?

MR. SPENCE: That is a...I'm sorry. Yes, I think that's a very workable approach. We are going to have, we are going to involve the Department of Planning, since they oversee the Zoning Code, but I think that's something. The experimental housing provisions, they're very vague. I think it would be better if we came up with something, we should maybe leave that alone for something really new but what you're talking about, we can come and standardize it.

COUNCILMEMBER HOKAMA: Mr. Spence? I cannot appreciate that comment because to say we should put it off, our people are tired of waiting, okay.

MR. SPENCE: I agree.

COUNCILMEMBER HOKAMA: We've been talking this for, for me 20 years, for my father was 60 years ago, okay, we still talking about housing, okay. So, pretty much it's like in the eternal bug-a-boo. But I'm willing to try something. I'm not willing to continue to wait because the way I'm looking at it, from my perspective, Mr. Spence, as one of the few dying middle-class people, I'm getting tired of carrying the load of paying, okay, and my group is shrinking, you know, those that really pay the bill. And so I'm ready to try some 'cause I'm tired of paying to wait.

MR. SPENCE: I agree. We have projects that we will be bringing to you.

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

COUNCILMEMBER HOKAMA: And the last one is, when appropriate, Chairman, I would like you to have the Department come in and talk to us about ohana funding, okay, there's multiple opportunities, part of that is density --

CHAIR KAMA: Yes.

COUNCILMEMBER HOKAMA: --okay.

CHAIR KAMA: Yes.

COUNCILMEMBER HOKAMA: And my issue is, that's where we need his Department and others to chime in because density is an issue for us --

CHAIR KAMA: Yes.

COUNCILMEMBER HOKAMA: --okay. What, how we gonna do, is there capacity in water, sewer, the current road system to handle increasing the density to put all these additional units in old subdivisions, okay? And unless we gonna address parking, and this is for your district, Ms. Chairman --

CHAIR KAMA: Yes.

COUNCILMEMBER HOKAMA: --with no, you know, not to make it a point but, I'm concerned about Kahului. You got monster houses, six, eight bedrooms with no parking on the lot, which means all vehicles are on the road, okay. You know what that place is going to look like in 25 to 40 years? Hell. That is our commercial center of this County, okay, and if we don't move fast enough, I hate to see what redevise is going to cost us because of slum and blight concerns, okay. Let's deal with realities, slum and blight, because lack of infrastructure reinvestment. So that has to be thought about when we look at density and ohana-type of --

CHAIR KAMA: Yeah.

COUNCILMEMBER HOKAMA: --projects. Thank you, Chair.

CHAIR KAMA: Thank you, Mr. Hokama. Mr. Molina?

VICE-CHAIR MOLINA: Thank you very much, Madame Chair. With the, with limited time we have left, certainly some great issues brought up by Members Lee and Hokama. I just basically have one question for the Department and that, the focus is on the gap group, the working professionals that are, I guess, cannot, do not qualify for lower income housing but yet cannot afford market-rate homes. Where are we on that in terms of projects that are available to address the needs of our folks in the gap group? You know, these people work in very critical professions that provide a major need for our community, such as police, fire, teachers, nurses, et cetera, certainly a critical area, and we don't want to lose these people because they don't have housing opportunities and they have to move elsewhere. Can you provide, Department, provide comment?

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

MR. SPENCE: Right now on this sheet that we handed out, the pile of paper actually, it goes up to gap income, which according to HUD is 150 to 160 percent of area median income. That's pretty much market housing right now, what the market is bearing. So, we list this on this chart because HUD, you know, these are their numbers, but we see a number of projects, you'll see 201Hs when they come before you, that units are, you know, on the lower end, 80 percent and lower, but you'll also have a number of units that are up to 140 percent so we are reaching the middle-middle income, the very working professionals with husband and wife doing, you know, professional kind of work within our County.

VICE-CHAIR MOLINA: Okay. Well, thank you, I'm glad to hear that we're, you know, making progress in that direction.

MR. SPENCE: It's a range. It's a huge range of needs and income groups.

VICE-CHAIR MOLINA: Okay, thank you.

CHAIR KAMA: Member Sugimura, you had a question?

COUNCILMEMBER SUGIMURA: Thank you. Thank you, Chair. So, thank you for this presentation, it's always interesting and I, like Member Hokama, I look forward to a more comprehensive list. I think we used to see that quarterly, I think, in the past, so if you could. My question is this, what is Maui County's plans for the Ohana Zoning, the Ohana Zone funding that the State made available and what are we doing--I think when it was announced, I only heard, and Oahu was using it, I wanna say Kauai, but Maui was not mentioned. So, what is our plan for the Ohana Zone funding made available by the Governor?

MR. SPENCE: Okay. To be really honest with the Committee, first off, Ohana Zones, the State Legislature provided \$30 million for Ohana Zones, it's to increase capacity for homeless, for short-term and long-term. It's limited to State and County properties. We, all of our State and County properties are currently being used for some other use, whether it's water tanks, roads, pump stations, et cetera, there's very little available. There's, we're looking at, right now we're looking at one profit [sic] with Ka Hale A Ke Ola for the conversion of one building to longer term residential and Family Life is also wishing to add capacity to one of their facilities. So, we are trying to make contact in the midst of everything to see what we can do with that. We're also, I'm going to carefully say, we are investigating, every day everybody drives by those UH dorms, we are investigating if we can use Ohana Zone's money to get that property back and remove those dorms and do something new on those. That's something we'll probably be bringing to Committee shortly 'cause there's certain provisions in the lease that Council should be aware of. So, but that's something that's on our current plate.

COUNCILMEMBER SUGIMURA: One last question.

MR. SPENCE: So, we're ...

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

CHAIR KAMA: Yes.

MR. SPENCE: We are actively looking for projects to use those monies.

COUNCILMEMBER SUGIMURA: So, one last question and then I'll turn it over. In Maui Lani there are, I forget how many units, that the County owns that's been sitting there so I would like to know, not today, maybe in the near future, what are, what is the Housing Department planning on doing with those Maui Lani units that are sitting there? And I think every, is it every month or every year, we pay all of this maintenance fees for this, these properties sitting vacant there. I know that in, last term Member Hokama tried to, twice, to see if we could sell it or do something with it but it was stopped and we're supposed to be doing something in this term so I look forward, maybe not today, maybe that's a bigger discussion but if you could put that on a future discussion maybe, Chair?

CHAIR KAMA: Will do.

COUNCILMEMBER SUGIMURA: Thank you.

CHAIR KAMA: Thank you. So, yes --

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair.

CHAIR KAMA: --Councilmember Rawlins-Fernandez?

COUNCILMEMBER RAWLINS-FERNANDEZ: Because of our time constraints, I'll just limit myself to one question. On the list that you provided, how many of these are affordable in perpetuity?

MR. ALMEIDA: Thank you, Chair. Thank you, Member Rawlins-Fernandez, for that question. In perpetuity, the only entity right now that it is doing affordable housing in perpetuity is Na Hale O Maui. Na Hale o Maui is part of the Kahoma Project that Director Spence commented on earlier. They're doing 12 units in there. A lot of the, like the Kaiwahine Project and the Kenolio Apartments Project on the south side that are coming up, projects that involve low income housing tax credits, the rental projects, they are not in perpetuity but they have deed restrictions up to as much as 65 years. So, we have multiple projects that fall in that range, which have very long-term affordability periods. That would be the closest thing to perpetuity that we currently have pending and in process right now. Thank you.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo.

CHAIR KAMA: Thank you. So, I have a question for you, Mr. Spence. You mentioned that the Ohana Zoning dollars could only be used on State and/or County lands.

MR. SPENCE: Correct.

**AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui**

January 30, 2019

CHAIR KAMA: Have you not ever considered using those monies on Hawaiian Home Lands?

MR. SPENCE: If it's for a homeless project, I'm not sure, I will have to ask the State coordinator if we can go forward with something like that. I would be happy to aid Hawaiian Homes in developing a project.

CHAIR KAMA: Okay, good, thank you.

MR. SPENCE: Excellent question.

CHAIR KAMA: As long as I am chairing the Affordable Housing Committee, I will always ask the question on Hawaiian Homes because as the host culture, we should not be homeless in our own home --

MR. SPENCE: Agreed.

CHAIR KAMA: --and I will keep pushing that. So, just to let you all know, that's where my head and my heart will always be. And if there's money out there to do something, then we should do it, so. I realize that timing is of essence and we're all under constraints and so without further ado, if anyone has any last...yes, sir?

MR. SPENCE: Madame Chair, we have a complete list of affordable projects that we would like to hand out to the membership.

COUNCILMEMBER HOKAMA: Chair?

CHAIR KAMA: Yes.

COUNCILMEMBER HOKAMA: Madame Chairman?

CHAIR KAMA: Yes.

COUNCILMEMBER HOKAMA: One question, please, before you adjourn the meeting.

CHAIR KAMA: Yes.

COUNCILMEMBER HOKAMA: What I would like you, I would like you to consider sending a correspondence to the Department, since Ms. Sugimura brought up the Maui Lani --

CHAIR KAMA: Yes.

COUNCILMEMBER HOKAMA: --proposal or consideration. One, because I think the Department is waiting for Council to make a decision on disposition of the lots before they can provide us with plans, yeah, so I think, you know, part of the steps they need is for us to have the discussion, Chairman, so that we can have a decision for the Department to implement. And in saying that, I would ask that you, to send a letter to the Department, request maybe Corp. Counsel's assistance, is it possible for the County to return all of those lots back to Maui Lani and have Maui Lani do an

AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

affordable housing project to satisfy the requirements of zoning and land use entitlement?

CHAIR KAMA: I would be very happy and very pleased to do that. Thank you.

COUNCILMEMBER HOKAMA: Thank you.

CHAIR KAMA: So, one last thing, Mr. Spence, if you could. Are you able to put these on bigger sheets of paper? Whenever you do charts like this, can you just give it to us on something like this --

MR. SPENCE: Madame Chair --

CHAIR KAMA: --for the makules?

MR. SPENCE: --this is the PDF that is available on our website. Any of the Members can print on larger if, I'm happy to give you a kupuna-size font copy of that.

CHAIR KAMA: Thank you. So, Members, if we could, I would now like to be able to defer this matter.

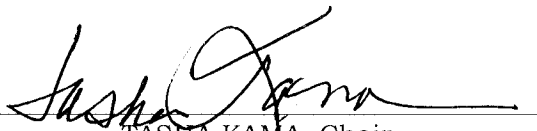
COUNCILMEMBERS VOICED NO OBJECTIONS.

ACTION: DEFER PENDING FURTHER DISCUSSION.

CHAIR KAMA: Thank you. The meeting of the Affordable Housing Committee is now adjourned. . . .(gavel). . .

ADJOURN: 2:55 p.m.

APPROVED:



TASHA KAMA, Chair
Affordable Housing Committee

ah:min:190130:alp

Transcribed by: Annette L. Perkett

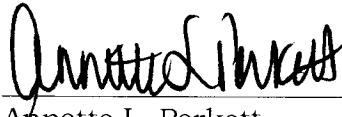
AFFORDABLE HOUSING COMMITTEE MINUTES
Council of the County of Maui

January 30, 2019

CERTIFICATE

I, Annette L. Perkett, 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 the 19th day of February, 2019, in Haiku, Hawaii.

A handwritten signature in black ink, appearing to read "Annette L. Perkett", is written over a horizontal line.

Annette L. Perkett