

HOUSING					
ITEM	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
GOAL	<i>Maui will have safe, decent, appropriate, and affordable housing for all residents developed in a way that contributes to strong neighborhoods and a thriving island community.</i>	Maui will have affordable housing for all residents.	Maui will have affordable housing for all residents. <b>MPC recommendation</b>	499	<i>Maui will have safe, decent, appropriate, and affordable housing for all residents developed in a way that contributes to strong neighborhoods and a thriving island community.</i>
OBJ. 1	<b>Better monitoring, evaluation, and refinement of current and future housing needs, particularly affordable housing, in conjunction with the economic cycle.</b>	<b>Better monitoring, evaluation, and refinement of current affordable housing <u>policy</u> in conjunction with the economic cycle.</b>	Better monitoring, evaluation, and refinement of affordable housing policy in conjunction with the economic cycle.	500	
POLICIES	Establish a housing reporting system that facilitates identification of stages in the effects of economic cycles on housing production.	Delete. Redundant with Action 2.	Delete; see # 505 <b>MPC recommendation</b>	501	
	Improve data on resident and nonresident housing.		Improve data on resident and nonresident housing. <b>GPAC recommendation</b>	502	
	Utilize the following multifaceted approach to promote resident housing and to minimize off-shore market impacts:  Ensure that the future housing stock is mainly composed of housing types (multifamily, small lots, ohana units, co-housing, cottage houses, etc.) that are conducive/affordable to Island residents;  Locate new housing in places that are conducive/affordable to Island residents; and  Progressive taxation and building fee structure	Utilize the following approaches to promote resident housing and to minimize off-shore market impacts:  a. Ensure that the future housing stock is composed of a mix of housing types (multifamily, small lots, ohana units, co-housing, cottage houses, etc.);  b. Encourage new housing <u>in proximity to jobs and services</u> , in places that are conducive/affordable to Island residents; and  c. improve real property taxing methods and building-fee structure.	Utilize the following approaches to promote resident housing and to minimize off-shore market impacts:  a. Ensure that the future housing stock is composed of a mix of housing types (multifamily, small lots, ohana units, co-housing, cottage houses, etc.);  b. Encourage new housing <u>in proximity to jobs and services</u> , in places that are conducive/affordable to Island residents; and  c. Progressive taxation and building fee structure. <b>MPC recommendation</b>	503	c. Explore taxation alternatives and building fee structures.
ACTIONS	Determine appropriate incentives for the production of required affordable housing during different stages of an economic cycle.	Develop appropriate incentives to encourage the production of required affordable housing during different stages of an economic cycle.	Develop appropriate incentives to encourage the production of required affordable housing during different stages of an economic cycle. <b>MPC recommendation</b>	504	
	Coordinate with appropriate agencies to establish a housing reporting system that facilitates the identification of stages in the effects of economic cycles on housing production and tracks indicators for housing supply, affordability, and quality.	Develop a housing reporting system to identify the stages in economic and housing cycles and track indicators for housing supply, affordability, and quality.	Develop a housing reporting system to identify the stages in economic and housing cycles and track indicators for housing supply, affordability, and quality. <b>MPC recommendation</b>	505	

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	<p>Develop and maintain a database and related maps for the following:</p> <p>Existing/newly constructed housing units that are affordable to very low-, low-, and moderate- income households; and</p> <p>The location and quantity of housing that is used by visitors/second home.</p>	<p>Develop and maintain a database and related maps for the following:</p> <ol style="list-style-type: none"> <li>Existing/newly constructed housing units that are affordable to very low-, low-, and moderate- income households;</li> <li>The location and quantity of housing that is used by visitors/second home; and</li> <li>Improve Property tax information including property land use designations, tax rates, acquisition price, and market value assessments to enable the county administration, legislators, and citizens to accurately predict taxation impacts upon housing.</li> </ol>	<p>Develop and maintain a database and related maps for the following:</p> <ol style="list-style-type: none"> <li>Existing/newly constructed housing units that are affordable to very low-, low-, and moderate- income households;</li> <li>The location and quantity of housing that is used by visitors/second home; and</li> <li>Property tax information, including property land use designations, tax rates, acquisition price, and market value assessments.</li> </ol> <p><b>MPC recommendation</b></p>	506	
	<p>Create additional revenues to mitigate the impact of off-shore demand by applying a progressive property tax approach (increased tax rates as house values increase) with the intent of preventing off-shore/nonresident housing demand from negatively influencing housing prices, taxes, sales, and the supply of units available for the Island's residents. Utilize such additional revenues to directly or indirectly subsidize affordable housing.</p>	<p>Revise the County's property tax rates to make them more progressive (increased tax rates as house values increase).</p>	<p>Revise the County's property tax rates to make them more progressive (increased tax rates as house values increase).</p> <p><b>MPC recommendation</b></p>	507	<p>Explore the benefits and costs of revising the County's property tax rates to make them more responsive to the needs of the citizens in the area of affordable housing.</p>
	<p>Establish a comprehensive database of property tax information including property land use designations, tax rates, acquisition price, and market value assessments to enable the county administration, legislators, and citizens to accurately predict taxation impacts upon housing.</p>	<p>Delete. Consolidated into Action 3.</p>	<p>Delete</p> <p><b>MPC recommendation</b></p>	508	
		<p>Develop incentives for locating new workforce housing in proximity to jobs and services.</p>	<p>Develop incentives for locating new workforce housing in proximity to jobs and services.</p> <p><b>MPC recommendation</b></p>	509	
<b>OBJ. 2</b>	<p><b>Build housing that remains <i>affordable</i>* in perpetuity.</b> (*affordable includes gap housing)</p>		<p>Increase the percentage of housing that remains <i>affordable</i>* in perpetuity. (*affordable includes gap housing)</p> <p><b>GPAC recommendation</b></p>	510	<p>Increase the percentage of housing that remains <i>affordable</i>* in perpetuity, as dictated by demand. (*affordable includes gap housing)</p>

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POLICIES	Establish a system so that affordable for-sale housing is subject to repurchase and sale by the County, or one of its agents, with a division of the incremental gain at the time of the sale between the owner and the County so that: The property is affordable to the next qualified buyer; and Each owner is still allowed a shared appreciation.	Require that affordable for-sale housing be subject to repurchase and sale by the County, or one of its agents, with a division of the incremental gain at the time of the sale between the owner and the County so that: a. The property is affordable to the next qualified buyer; and b. Each owner is still allowed a shared appreciation.	Require that affordable for-sale housing be subject to repurchase and sale by the County, or one of its agents, with a division of the incremental gain at the time of the sale between the owner and the County so that: a. The property is affordable to the next qualified buyer; and b. Each owner is still allowed a shared appreciation. <b>MPC recommendation</b>	511	Require that affordable for-sale housing be subject to repurchase and sale by the County, or one of its agents, with a division of the incremental gain at the time of the sale to be granted to the owner and the County, or one of its agents, so that: a. The property is affordable to the next qualified buyer; and b. The owner is still allowed a shared appreciation.
	Require affordable rental housing subsidized by Federal, State, or County governments to remain available as rental housing at affordable rents.	Require affordable rental housing subsidized by Federal, State, or County governments at affordable rents.	Require affordable rental housing subsidized by Federal, State, or County governments to remain available as rental housing at affordable rents. <b>GPAC recommendation</b>	512	
	Seek to have ownership of affordable for-sale and rental housing vested in a non-profit community land trust, or other qualified housing provider, committed to keeping such housing affordable in perpetuity.		Seek to have ownership of affordable for-sale and rental housing vested in a non-profit community land trust, or other qualified housing provider, committed to keeping such housing affordable in perpetuity. <b>GPAC recommendation</b>	513	
	Tailor infrastructure requirements to correspond with appropriate level-of-service standards to help control housing costs.	More appropriate under Objective 4.	Move to Objective 4; # 543	514	
	Facilitate the use of public lands in urban areas that are suitable for affordable housing.		Facilitate the use of public lands in urban areas that are suitable for affordable housing. <b>GPAC recommendation</b>	515	
	Develop or support partnerships and initiatives that provide housing-related education/outreach		Develop or support partnerships and initiatives that provide housing-related education/outreach. <b>GPAC recommendation</b>	516	
ACTIONS	Work with a range of non-profit housing agencies to prepare both County ordinances and County agreements that ensures housing units are affordable to the next qualified buyer and each owner receives a shared appreciation.	Delete – Redundant with Action 3B	Delete; redundant with # 521 <b>MPC recommendation</b>	517	

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ITEM	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
	Create an interagency team to help develop and implement a comprehensive affordable housing strategy, and to monitor and regularly evaluate impediments to the development of affordable housing.		Create an interagency team to help develop and implement a comprehensive affordable housing strategy, and to monitor and evaluate impediments to the development of affordable housing.	518	
	Establish a system to keep government subsidized affordable rental housing at affordable rents, and regularly monitor tenants' income qualifications to determine eligibility.		Establish a system to keep government subsidized affordable rental housing at affordable rents, and regularly monitor tenants' income qualifications to determine eligibility. <b>GPAC recommendation</b>	519	
	Work with a range of land owners, developers, and non-profit housing agencies to prepare both County ordinances and County agreements that will keep affordable for-sale and rental housing stock in perpetuity or for long term.	Work with a range of land owners, developers, <u>community land trusts</u> and non-profit housing agencies to prepare both County ordinances and County agreements that will keep affordable for-sale and rental housing stock in perpetuity or for long term.	Work with land owners, developers, community land trusts and non-profit housing agencies to prepare regulations that will keep affordable for-sale and rental housing stock in perpetuity.	520	
	Ascertain the following actions in any housing-related codes:  Give highest priority to the construction of actual units and a lower priority to the provision of land as an alternative to building the required number of affordable housing units, over the current alternative of in-lieu fee payment.  Require recordation of a covenant to ensure that the required affordable units in a project remain affordable for perpetuity.  Require that affordable houses be developed and available concurrently with market units.  Encourage the development of affordable "for-sale" and rental housing through incentives.  Include a rent stabilization program to ensure that rental housing remains affordable.  For the sale price of required affordable housing units, evenly distribute such a price over the range of the subject income category.	<u>Amend</u> the following actions in any housing-related codes and administrative rules to:  a. Give highest priority to the construction of actual units and a lower priority to the provision of land over the current alternative of in-lieu fee payment.  b. Require recordation of a covenant to ensure that the required affordable units in a project remain affordable for perpetuity.  c. Require that affordable houses be developed and available concurrently with market units.  d. Encourage the development of affordable "for-sale" and rental housing through incentives.  e. Include a rent stabilization program to ensure that subsidized rental housing remains affordable  f. Ensure housing units are affordable to the next qualified buyer and each owner receives a shared appreciation.	Amend housing regulations to:  a. Give highest priority to the construction of actual units and a lower priority to the provision of land over the current alternative of in-lieu fee payment.  b. Require recordation of a covenant to ensure that the required affordable units in a project remain affordable for perpetuity.  c. Require that affordable houses be developed and available concurrently with market units.  d. Encourage the development of affordable "for-sale" and rental housing through incentives.  e. Include a rent stabilization program to ensure that subsidized rental housing remains affordable.  f. Ensure housing units are affordable to the next qualified buyer and each owner receives a shared appreciation.	521	Consider the following actions in any housing-related code amendments:  Give highest priority to the construction of actual units and a lower priority to the provision of land as an alternative to building the required number of affordable housing units, over the current alternative of in-lieu fee payment.  Require recordation of a covenant to ensure that the required affordable units in a project remain affordable for perpetuity.  Require that affordable houses be developed and available concurrently with market units.  Encourage the development of affordable "for-sale" and rental housing through incentives.  Include a rent stabilization program to ensure that rental housing remains affordable.  For the sale price of required affordable housing units, evenly distribute such a price over the range of the subject income category.

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	Support/help in the creation of <i>Community Development Corporations</i> to facilitate the development and maintenance of affordable housing.	Support/help in the creation of <i>Community Development Corporations</i> to facilitate the development of affordable housing.	Support the creation of <i>Community Development Corporations</i> to facilitate the development of affordable housing.	522	Support/help in the creation of <i>Community Development Corporations</i> to facilitate the development and maintenance of affordable housing.
	<p>Create an <i>affordable</i> housing financing program to include the following elements:</p> <p>Oversight board.</p> <p>Sources of funding to include, but not be limited to:</p> <p>Real estate transfer tax imposed on visitor units, Transient Vacation Rentals, and residential housing that is not affordable for residents with income of up to 200% of the island median household income.</p> <p>A real estate assessment on all commercial and residential development related to 4B.b.1.</p> <p>Subsidies and incentives to reduce water/energy conservation-related construction costs including solar water heaters, energy-/water-efficient appliances and fixtures, etc.</p> <p>Ongoing pursuit of appropriate federal, state, county, and private grants/subsidies to facilitate affordable housing projects.</p>	<p>Create an <i>affordable</i> housing financing program to include the following elements:</p> <p>a. Oversight board.</p> <p>b. Sources of funding to include, but not be limited to:</p> <ol style="list-style-type: none"> <li>1. Real estate transfer tax imposed on visitor units, Transient Vacation Rentals, and residential housing that is not affordable for residents with income of up to 200% of the island median household income.</li> <li>2. A real estate assessment on all commercial and residential development related to 4B.b.1.</li> </ol> <p>c. Subsidies and incentives to encourage solar water heaters, energy-/water-efficient appliances and fixtures, etc.</p> <p>d. Ongoing pursuit of appropriate federal, state, county, and private grants/subsidies to facilitate affordable housing projects.</p>	<p>Create an <i>affordable</i> housing financing program to include the following elements:</p> <p>a. Oversight board.</p> <p>b. Sources of funding to include, but not be limited to:</p> <ol style="list-style-type: none"> <li>1. Real estate transfer tax imposed on visitor units, Transient Vacation Rentals, and residential housing that is not affordable for residents with income of up to 200% of the island median household income.</li> <li>2. A real estate assessment on all commercial and residential development.</li> </ol> <p>c. Delete – programs are currently available from the State of Hawaii and the federal government.</p> <p>d. Ongoing pursuit of appropriate federal, state, county, and private grants/subsidies to facilitate affordable housing projects.</p>	523	<p><u>Enhance our existing affordable</u> housing financing program that <u>may include</u> the following elements:</p> <p>...</p> <p><u>An affordable housing assessment</u> on commercial and residential <u>properties</u>.</p> <p>...</p> <p>Real estate transfer tax imposed on visitor units, Transient Vacation Rentals, and residential housing that is not affordable for residents with <u>household</u> income of up to 200% of the island median household income.</p> <p><u>Explore flexible funding for the affordable housing fund/program based on County tax revenues.</u></p> <p><i>Re-number.</i></p>
	Develop and maintain a database and related maps for public lands (Federal/State/County) within the Urban Growth Boundaries that are suitable for affordable housing units.		Develop and maintain a database of public lands within the Urban Growth Boundaries that are suitable for affordable housing units.	524	

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	<p>Establish or support the establishment of a <i>housing resource center</i> to advance the goals/objectives/policies/actions of the MIP through education and technical assistance. Among the objectives of this center are to:</p> <p>Disseminate information on different housing/ financial assistance programs (loans, grants, etc.) including information on housing rehabilitation/ restoration/adaptive reuse;</p> <p>Provide housing-related counseling including budget, credit, and financial planning assistance; and</p> <p>Create and maintain a comprehensive/master list of available affordable housing to help residents secure a unit that satisfies their need.</p>	<p>Establish of a <i>housing resource center</i> to advance the goals/objectives/ policies/actions of the MIP through education and technical assistance. Among the objectives of this center are to:</p> <p>a. Disseminate information on different housing/ financial assistance programs</p> <p>b. Provide housing-related counseling including budget, credit, and financial planning assistance; and</p> <p>c. Create and maintain a comprehensive/master list of available affordable housing to help residents secure a unit that satisfies their need.</p>	Delete; use existing agencies as opposed to creating a separate resource center.	525	<p><b>New Policy:</b></p> <p>Support the continuing efforts of the County and its community partners to:</p> <p>Disseminate information on different housing/ financial assistance programs (loans, grants, etc.) including information on housing rehabilitation/ restoration/adaptive reuse;</p> <p>Provide housing-related counseling including budget, credit, and financial planning assistance; and</p> <p>Create and maintain a comprehensive/master list of available affordable housing to help residents secure a unit that satisfies their need.</p>
		Seek to acquire lands suitable for development into community land trusts.	Delete – Non-profit currently in place and active on Maui.	526	
<b>OBJ. 3</b>	<b>More livable communities that provide for a mix of housing types, land uses, income levels, and age.</b>		<b>More livable communities that provide for a mix of housing types, land uses, income levels, and age. GPAC recommendation</b>	527	
<b>POLICIES</b>	Promote livable communities (compact/walkable/ bikable, connected by transit, etc.) that provide for a mix of housing types and land uses (integrating various income levels, age, ethnicity, etc.), as well as maximize the efficient use of land.		Promote livable communities (compact/walkable/ bikable, access to transit) that provide for a mix of housing types and land uses.	528	
	Promote planning approaches (e.g., land use designations, zoning district-development standards, etc.) to provide an appropriate mix of new multi-family and single family housing units with the intent to expand housing choices and meet the needs of Maui residents.		Promote planning approaches that provide a mix of multi-family and single family housing units to expand housing choices.	529	

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	Provide incentives to facilitate the development of multi-family housing.	Move to land use section	Move to land use section <b>MPC recommendation</b>	530	
	Encourage the placement of rental housing projects in the same areas as for-sale housing to facilitate mixed-income communities.	Move to land use section	Move to land use section <b>MPC recommendation</b>	531	
	Establish an expiration date (time limit) on the validity of permit approvals to ensure that housing quality is responsive to changes in community/ environmental standards and to expedite housing development.		Delete; see 536 and land use 7.3.5- Action 3	532	Consider establishing an expiration date (time limit) on the validity of permit approvals to ensure that housing quality is responsive to changes in community/ environmental standards and to expedite housing development.
	Prohibit gated communities.		Prohibit gated communities. <b>GPAC recommendation</b>	533	
	Provide incentives for the rehabilitation or adaptive re-use of historic structures to facilitate more housing choices.		Provide incentives for the rehabilitation or adaptive re-use of historic structures to facilitate more housing choices. <b>GPAC recommendation</b>	534	
	Use community planning and other processes to implement higher housing densities, site planning standards, and necessary public facilities to strengthen communities.		Use planning and regulatory approaches to provide higher housing densities.	535	
ACTIONS	Immediately amend the Zoning/Subdivision Codes to implement the Directed Growth Strategy including the provision of mixed-use and mixed housing types; incentives for clustering and multifamily housing; and provisions for a validity period for development approvals.		Amend development codes to facilitate mixed-use and mixed housing types, clustering, and processing time limits on affordable housing development approvals.	536	Amend development codes to facilitate mixed-use and mixed housing types, clustering, and processing time limits on affordable housing development approvals while ensuring that community and environmental standards are addressed.
	Develop standards for what constitutes a mixed income neighborhood.		Delete; see # 536	537	
	Study successful models of affordable housing projects/units and adopt appropriate minimum design standards that satisfy the needs of Maui's residents.	Move to land use section	Delete – Will be addressed during each Community Plan update and subsequent update of Design Guidelines.	538	Study successful models of affordable housing projects/units and adopt appropriate minimum design standards that satisfy the needs of Maui's residents.
	Amend zoning and historic preservation ordinances/rules to support adaptive reuse opportunities.		Amend zoning and historic preservation ordinances/rules to support adaptive reuse opportunities. <b>GPAC recommendation</b>	539	

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			Establish a time limit on permit processing to expedite housing development and ensure that community and environmental standards can be addressed.	540	<i>Delete.</i>
<b>OBJ. 4</b>	<b>Provide infrastructure in a more timely manner to support the development of affordable housing.</b>		<b>Provide infrastructure, in a timelier manner, to support the development of affordable housing.</b>	Obj.4	<b>Provide infrastructure in a more timely manner to support the development of affordable housing.</b>
<b>POLICIES</b>	Prioritize the development of infrastructure that supports the development of affordable housing.		Prioritize the development of infrastructure that supports the development of affordable housing. <b>GPAC recommendation</b>	541	
	Utilize appropriate financing approaches and assistance tools to encourage the development of infrastructure and public facilities.		Delete; addressed in the Coordinated Infrastructure Planning Strategy (Chapter 9)	542	Utilize appropriate financing approaches and assistance tools to encourage the development of infrastructure and public facilities.
		Tailor infrastructure requirements to correspond with appropriate level-of-service standards to help control housing costs.	Tailor infrastructure requirements to correspond with appropriate level-of-service standards to help control housing costs. <b>MPC recommendation</b>	543	Tailor infrastructure requirements to correspond with appropriate level-of-service standards to help control housing costs and to maintain safety.
<b>ACTIONS</b>	Assign the interagency team (under Objective 2, Action 1B) to coordinate with concerned infrastructure/other agencies to support the development of affordable housing.	Assign the interagency team (under Objective 2, Action 1B) to coordinate with concerned infrastructure/other agencies to support the development of affordable housing.	Delete; see # 518	544	Assign the interagency team (under Objective 2, Action 1B) to coordinate with concerned infrastructure/other agencies to support the development of affordable housing.
	Incorporate priority standards within the Capital Improvement Projects process to give priority to affordable housing-related projects.	Incorporate priority standards within the Capital Improvement Projects process to give priority to affordable housing-related projects.	Develop standards within the Capital Improvement Projects process that give priority to affordable housing-related projects.	545	
<b>OBJ. 5</b>	<b>A wider range of affordable housing options and programs to meet the needs of families/individuals including those with special needs.</b>		<b>A wider range of affordable housing options and programs for those with special needs.</b>	546	
<b>POLICIES</b>	Ensure that residents with special needs including, but not limited to, seniors and the disabled have access to appropriate housing to meet their individual needs.		Ensure that residents with special needs have access to appropriate housing.	547	

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ITEM	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
	Encourage partnerships to provide minor home repairs and rehabilitation/accessibility enhancements to senior and disabled homeowners.		Support minor home repairs and accessibility enhancements to senior and disabled homeowners.	548	
	Encourage housing to be built or rehabilitated to allow those of age 60 and older and those with special needs to live in their homes.		Encourage housing to be built or rehabilitated to allow the elderly and those with special needs to live in their homes.	549	
	Ensure and facilitate programs to assist those with special needs from becoming homeless.		Delete; Currently undertaken by the Housing and Human Concerns and other State agencies.	550	Ensure and facilitate programs to assist those with special needs from becoming homeless.
ACTIONS	Create or assist in creating public/private partnerships to provide affordable housing to senior/disabled residents and housing support to persons returning from mental/physical health institutions, correctional institutions, and drug rehabilitation.		Create or assist in creating programs that provide affordable housing to seniors, the disabled, and those returning from mental health institutions, correctional institutions, and drug rehabilitation.	551	
	Help in securing/leveraging federal grants, Low Income Housing Tax Credits, and other resources that support affordable housing for special needs populations.		Help in securing/leveraging federal grants, Low Income Housing Tax Credits, and other resources that support affordable housing for special needs populations. <b>GPAC recommendation</b>	552	
	Develop year-round volunteer home improvement initiatives for low-income elderly and disabled homeowners.		Develop home improvement initiatives for low-income elderly and disabled homeowners.	553	
	Develop and maintain a program to assess and monitor the status of homelessness on the Island.		Develop and maintain indicators to monitor homelessness.	554	
	Partner with the private sector/nonprofit organizations to develop and maintain an adequate supply of emergency shelters and transitional housing.		Develop and maintain an adequate supply of emergency shelters and transitional housing.	555	Partner with the private sector/nonprofit organizations to develop and maintain an adequate supply of emergency shelters and transitional housing.
	Provide outreach services at places frequented by homeless persons.		Delete	556	

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	Amend the Zoning/Subdivision Codes to streamline and facilitate the development of eldercare/assisted living facilities, as well as housing/facilities that are American with Disabilities Act-compliant.	Amend the Zoning/Subdivision Codes to streamline and facilitate the development of eldercare/assisted living facilities, as well as housing/facilities that are American with Disabilities Act-compliant.  b. <u>Encourage services providers to allow the elderly to remain in their own home.</u>	Amend regulations to facilitate the development of housing and assisted living facilities that are American Disabilities Act (ADA) compliant.	557	
	Waive all review fees to modify dwelling units to accommodate the need of people with disabilities (reasonable accommodation).	Waive all review fees to modify dwelling units to accommodate the need of people with disabilities (reasonable accommodation).	Delete; too broad	558	Waive County review fees to modify dwelling units to accommodate the needs of people with disabilities (reasonable accommodation).
OBJ. 6	<b>Reduce the cost to developers of providing housing that is affordable to families with household incomes 160% and below.</b>	<b>Reduce the cost of providing housing that is affordable to families with household incomes 160% and below of annual median income. (Double check what AMI means.)</b>	<b>Reduce the cost of providing affordable housing to families with household incomes 160% and below of annual median income.</b>	559	<b>Reduce the cost to developers of providing housing that is affordable to families with household incomes 160% and below of annual median income.</b>
POLICIES	Prioritize the processing of housing-related entitlements in the following order and with specified deadlines: Affordable housing projects/units; indigenous Hawaiian housing/units; special needs housing units (seniors, disabled, homeless, etc.); general housing units, resort residential housing, etc.		Prioritize the processing of project applications involving: affordable housing; indigenous Hawaiian housing; and special needs housing.	560	Prioritize the processing of housing-related entitlements in the following order and with specified deadlines: Affordable housing projects/units; indigenous Hawaiian housing/units; special needs housing units (seniors, disabled, homeless, etc.); general housing units, resort residential housing, etc.
	Place emphasis on providing supply subsidies (land, inventory or major incentives) to developers.		Delete; too broad and unclear	561	
	Require the construction of affordable for sale and rental housing units as part of the construction of new housing developments, by offering extra incentives in boom periods and withdrawing extra incentives during slack periods.		Delete; see # 504 and # 505	562	Require the construction of affordable for sale and rental housing units as part of the construction of new housing developments, by offering extra incentives in boom periods and withdrawing extra incentives during slack periods.
	Require and mandate the streamlining of the permitting process (entitlements and building).		Delete; see # 560, # 565 and # 568	563	
		Locate affordable housing in proximity to jobs, services, and mass transit to the maximum extent feasible.	Delete; see # 503 and # 509	564	

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ACTIONS	Regularly prepare an accurate <i>Master Application Processing List of Housing Entitlements</i> that enables the County to effectuate its policies through the prioritization of Policy 1, as well as the use of permit expeditors (County staff).		Regularly prepare a <i>Master Application Processing List of Housing Entitlements</i> that enables the County to prioritize the review of housing applications and the use of permit expeditors.	565	
	Amend County regulations to implement Policies 2 and 4.	Amend County regulations to implement Policy 2 ( <u>only</u> ).	Delete	566	
	Develop incentives (i.e. density bonus when feasible, etc.) to promote projects that achieve the LEED Silver or Gold certification [U.S. Green Building Council's Leadership in Energy and Environmental Design].		Develop incentives to promote projects that achieve the LEED Silver or Gold certification [U.S. Green Building Council's Leadership in Energy and Environmental Design].	567	
	Streamline the permitting process as follows:  Adopt new administrative rules that streamline and clarify the permitting process;  Use outside consultants;  Implement one-stop permitting processes; and  Hold departments accountable for processing timelines.		Streamline the permitting process as follows:  Adopt new administrative rules that streamline and clarify the permitting process;  Use outside consultants;  Implement one-stop permitting processes; and  Hold departments accountable for processing timelines. <b>GPAC recommendation</b>	568	
OBJ 7	<b>A more focused approach to the preservation, enhancement, and promotion of indigenous Hawaiian housing forms/architecture.</b>	<b>A more focused approach to the preservation, enhancement, and promotion of indigenous Hawaiian housing forms/architecture.</b>	<b>Increased preservation and promotion of indigenous Hawaiian housing and architecture.</b>	569	
POLICIES	Preserve, promote, and give priority treatment to Hawaiian housing/architecture forms with the intent to preserve the roots of Hawaiian culture.	Preserve, promote, and give priority treatment to Hawaiian housing/architecture forms with the intent to preserve the roots of Hawaiian culture.	Preserve, promote, and give priority to Hawaiian housing/architecture forms to preserve Hawaiian culture.	570	

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ITEM	GPAC	MPC	DIRECTOR	NO.	PLANNING COMMITTEE
	Provide for indigenous architecture as an allowable structure for multiple halau uses to include, but not be limited to, hula, la`au lapa`au.		Provide for indigenous architecture as an allowable structure for native Hawaiian uses to include, but not be limited to, hula and la`au lapa`au.	571	
ACTIONS	Revise the County Building/Construction Code (Title 16, Chapter 16.26), as well as Zoning/ Subdivision/Fire Codes to incorporate residential/ other structures standards that allow for indigenous Hawaiian architectural practices, styles, customs, techniques, and materials, in accordance with HRS 46.	Revise the County Building/Construction Code (Title 16, Chapter 16.26), as well as Zoning/ Subdivision/Fire Codes to incorporate residential/ other structures standards that allow for indigenous Hawaiian architectural practices, styles, customs, techniques, and materials, in accordance with HRS 46 <u>consistent with Community Plans.</u>	Revise regulations to allow for indigenous Hawaiian architectural practices, styles, customs, techniques, and materials, in accordance with HRS 46.	572	
		Encourage the use of alternative building materials (EG. bamboo)	Delete; CWPP E.2.e	573	