

ITEM	PLANNING COMMITTEE (2009-2011 term)	PLANNING DIRECTOR	NO.	GENERAL PLAN COMMITTEE (2011-2013 term)
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>		499	
OBJ. 1	Better monitoring, evaluation, and refinement of affordable housing policy in conjunction with the economic cycle.	<b>Renumber as Objective 2 and move all underlying policies and actions under Objective 2. Move Objective 3 and all underlying policies and actions to be Objective 1.</b>	500	
POLICIES			501	
	Improve data on resident and nonresident housing. <b>GPAC recommendation</b>		502	
	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. Explore taxation alternatives and building fee structures.		503	
ACTIONS	Develop appropriate incentives to encourage the production of required affordable housing during different stages of an economic cycle. <b>MPC recommendation</b>	Develop appropriate incentives to encourage the production of required affordable housing during <u>the</u> different stages of an economic cycle. <b>MPC recommendation</b>	504	
	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>	Delete; merged with #506	505	

ITEM	PLANNING COMMITTEE (2009-2011 term)	PLANNING DIRECTOR	NO.	GENERAL PLAN COMMITTEE (2011-2013 term)
	Develop and maintain a database and related maps for the following: <ol style="list-style-type: none"> <li>a. Existing/newly constructed housing units that are affordable to very low-, low-, and moderate- income households;</li> <li>b. The location and quantity of housing that is used by visitors/second home; and</li> <li>c. Property tax information, including property land use designations, tax rates, acquisition price, and market value assessments.</li> </ol> <b>MPC recommendation</b>	Develop and maintain a <u>reporting system</u> /database and related maps for the following: <ol style="list-style-type: none"> <li>a. Existing/newly constructed housing units that are affordable to very low-, low-, and moderate- income households;</li> <li>b. The location and quantity of housing that is used by visitors/second home; and</li> <li>c. Property tax information, including property land use designations, tax rates, acquisition price, and market value assessments.</li> </ol>	506	
	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.		507	
			508	
	Develop incentives for locating new workforce housing in proximity to jobs and services. <b>MPC recommendation</b>		509	
OBJ. 2	Increase the percentage of housing that remains <i>affordable</i> * in perpetuity, as dictated by demand. (*affordable includes gap housing)	Provide affordable housing, rental or in fee, to the broad spectrum of our island community.  <b>Renumber as Objective 3 and place underlying policies and actions under Obj. 3</b>	510	
POLICIES	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: <ol style="list-style-type: none"> <li>a. The property is affordable to the next qualified buyer; and</li> <li>b. The owner is still allowed a shared appreciation.</li> </ol>	Delete	511	

ITEM	PLANNING COMMITTEE (2009-2011 term)	PLANNING DIRECTOR	NO.	GENERAL PLAN COMMITTEE (2011-2013 term)
	Require affordable rental housing subsidized by Federal, State, or County governments to remain available as rental housing at affordable rents. <b>GPAC recommendation</b>	Consider regulations that can help keep affordable rental housing available at affordable rents.	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. <b>GPAC recommendation</b>		513	
			514	
	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. <b>GPAC recommendation</b>		516	
			517	
ACTIONS	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.	Delete, already done.	518	
	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>	Delete, already done.	519	
	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.	Delete, covered in #521.	520	

ITEM	PLANNING COMMITTEE (2009-2011 term)	PLANNING DIRECTOR	NO.	GENERAL PLAN COMMITTEE (2011-2013 term)
	<p>Consider the following actions in any housing-related code amendments:</p> <p>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.</p> <p>Require recordation of a covenant to ensure that the required affordable units in a project remain affordable for perpetuity.</p> <p>Require that affordable houses be developed and available concurrently with market units.</p> <p>Encourage the development of affordable “for-sale” and rental housing through incentives.</p> <p>Include a rent stabilization program to ensure that rental housing remains affordable.</p> <p>For the sale price of required affordable housing units, evenly distribute such a price over the range of the subject income category.</p>	<p>Consider the following actions in housing-related code amendments:</p> <ol style="list-style-type: none"> <li>a. <u>Give a higher 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;</u></li> <li>b. Require recordation of a covenant to ensure that the required affordable units in a project remain affordable for perpetuity;</li> <li>c. Consider that affordable houses be developed and available concurrently with market units;</li> <li>d. Encourage the development of affordable “for-sale” and rental housing through incentives;</li> <li>e. <u>Consider</u> a rent stabilization program to ensure that rental housing remains affordable; and</li> <li>f. For the sale price of required affordable housing units, evenly distribute such a price over the range of the subject income category.</li> </ol>	521	<ol style="list-style-type: none"> <li>g. Expedite permitting for affordable housing projects approved pursuant to the affordable housing ordinance.</li> </ol>
	<p>Support/help in the creation of <i>Community Development Corporations</i> to facilitate the development and maintenance of affordable housing.</p>		522	
	<p>Enhance our existing affordable housing financing program that may include the following elements:</p> <ol style="list-style-type: none"> <li>1. An affordable housing assessment on commercial and residential properties.</li> <li>2. Real estate transfer tax imposed on visitor units, Transient Vacation Rentals, and residential housing that is not affordable for residents with household income of up to 200% of the island median household income.</li> </ol> <p>Explore flexible funding for the affordable housing fund/program based on County tax revenues.</p> <p>Ongoing pursuit of appropriate federal, state, county, and private grants/subsidies to facilitate affordable housing projects.</p>		523	

ITEM	PLANNING COMMITTEE (2009-2011 term)	PLANNING DIRECTOR	NO.	GENERAL PLAN COMMITTEE (2011-2013 term)
	Develop and maintain a database of public lands within the Urban Growth Boundaries that are suitable for affordable housing units.	Delete, covered in 525c.	524	
	<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>		525	
			526	
<b>OBJ. 3</b>	<b>More livable communities that provide for a mix of housing types, land uses, income levels, and age. GPAC recommendation</b>	<b>Move Objective 3 and underlying policies and actions under Objective 1.</b>	527	
<b>POLICIES</b>	Promote livable communities (compact/walkable/ bikable, access to transit) that provide for a mix of housing types and land uses.	Promote livable communities (compact/walkable/bikable, access to transit) that provide for a mix of housing types, and land uses; <u>including parks, open space, and recreational areas.</u>	528	
	Promote planning approaches that provide a mix of multi-family and single family housing units to expand housing choices.		529	
	Move to land use section <b>MPC recommendation</b>		530	
	Move to land use section <b>MPC recommendation</b>		531	

ITEM	PLANNING COMMITTEE (2009-2011 term)	PLANNING DIRECTOR	NO.	GENERAL PLAN COMMITTEE (2011-2013 term)	
	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.	Delete	532		
	Prohibit gated communities. <b>GPAC recommendation</b>	Discourage gated communities.	533		
	Provide incentives for the rehabilitation or adaptive re-use of historic structures to facilitate more housing choices. <b>GPAC recommendation</b>		534		
	Use planning and regulatory approaches to provide higher housing densities.		535		
ACTIONS	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.	Amend development codes to facilitate different types of housing, including but not limited to mixed-use, mixed housing types, clustering, and conservation subdivisions.	536		
		Do a study to determine optimum permit processing times on affordable housing development approvals while ensuring that community and environmental standards are addressed. (Moved from #536)	New 536.A		
			537	Establish the rules and mechanisms to establish a Maui Island “master list” of affordable housing projects and land entitled for affordable housing so that residents will be able to obtain an affordable unit in a fair and expeditious manner.	
		Study successful models of affordable housing projects/units and adopt appropriate minimum design standards that satisfy the needs of Maui’s residents.		538	
		Amend zoning and historic preservation ordinances/rules to support adaptive reuse opportunities. <b>GPAC recommendation</b>		539	
OBJ. 4	<b>Provide infrastructure in a more timely manner to support the development of affordable housing.</b>		540	<b>Provide infrastructure to support the development of affordable housing.</b>	

ITEM	PLANNING COMMITTEE (2009-2011 term)	PLANNING DIRECTOR	NO.	GENERAL PLAN COMMITTEE (2011-2013 term)
POLICIES	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.		542	
	Tailor infrastructure requirements to correspond with appropriate level-of-service standards to help control housing costs and to maintain safety.		543	
ACTIONS	Assign the interagency team (under Objective 2, Action 1B) to coordinate with concerned infrastructure/other agencies to support the development of affordable housing.	Delete	544	
	Develop standards within the Capital Improvement Projects process that give priority to affordable housing-related projects.	Prioritize Capital Improvement Projects that commit to building appropriately planned affordable housing-related projects. <b>Amended</b>	545	
OBJ. 5	<b>A wider range of affordable housing options and programs for those with special needs.</b>		546	
POLICIES	Ensure that residents with special needs have access to appropriate housing.		547	
	Support minor home repairs and accessibility enhancements to senior and disabled homeowners.	Delete, redundant with #549	548	
	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.		550	
		Promote programs that stimulate the production of sustainable homeless shelter and alternative housing technologies.	New Policy 550.A	

ITEM	PLANNING COMMITTEE (2009-2011 term)	PLANNING DIRECTOR	NO.	GENERAL PLAN COMMITTEE (2011-2013 term)
		Support programs that offer home modification counseling on low-interest retrofit loans and grants to those with special needs. <b>(Previously #462; moved from Economic Development, Health Care subsection, as amended)</b>	New Policy 550.B Prev.462	
ACTIONS		Develop financing mechanism to assist low income elders and other high risk/disadvantaged patients who need residential and institutional health care to remain in affordable housing that is part of a community development project.  <b>(Previously Policy #445, Economic Development Element, Health Care, amended)</b>	New Action: 550.C Prev. 445	
	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. <b>GPAC recommendation</b>		552	
	Develop home improvement initiatives for low-income elderly and disabled homeowners.	Delete, redundant with #s 550.C, 551, 552	553	
	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.		555	
			556	
	Amend regulations to facilitate the development of housing and assisted living facilities that are American Disabilities Act (ADA) 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>GPAC Recommendation</b>	557	

ITEM	PLANNING COMMITTEE (2009-2011 term)	PLANNING DIRECTOR	NO.	GENERAL PLAN COMMITTEE (2011-2013 term)
	Waive County review fees to modify dwelling units to accommodate the needs of people with disabilities (reasonable accommodation).		558	
		Explore the adoption of an aging-in-place ordinance.	New 558.A	
<b>OBJ. 6</b>	<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>		<b>559</b>	
<b>POLICIES</b>	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.	Create fast track processing procedures for the following housing-related entitlements: Affordable housing projects/units; indigenous Hawaiian housing/units; and special needs housing units (seniors, disabled, homeless, etc.).	560	
			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.	Require the construction of affordable for sale and rental housing units as part of the construction of new housing developments.	562	
		Offer extra incentives in boom periods and withdraw incentives during slack periods.  Moved from #562	New 562.A	
			563	
			564	
<b>ACTIONS</b>	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.	Delete	565	

ITEM	PLANNING COMMITTEE (2009-2011 term)	PLANNING DIRECTOR	NO.	GENERAL PLAN COMMITTEE (2011-2013 term)
		Develop a comprehensive, flexible system of incentives to develop affordable housing, including but not limited to: <ul style="list-style-type: none"> <li>a. Reduction or waiver of impact, assessment, and permit fees;</li> <li>b. Density bonuses;</li> <li>c. Exemptions from subdivision and zoning standards;</li> <li>d. Building code modifications while maintaining health and safety; and</li> <li>e. Possible use of publicly owned lands.</li> </ul>	New 565.A	
			566	
	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].	Move to Objective 1	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. <b>GPAC recommendation</b>	Streamline the permitting process as follows: <ul style="list-style-type: none"> <li>a. Adopt new administrative rules that streamline and clarify the permitting process;</li> <li>b. Consider using outside consultants (3<sup>rd</sup> party review);</li> <li>c. Implement a one-stop permitting processes; and</li> <li>d. Adopt a set of standards so permitting is administrative and ministerial as possible.</li> </ul>	568	a. <u>Within one year of this plan's adoption</u> , adopt new administrative rules that streamline and clarify the permitting process;
OBJ 7	<b>Increased preservation and promotion of indigenous Hawaiian housing and architecture.</b>		569	
POLICIES	Preserve, promote, and give priority to Hawaiian housing/architecture forms to preserve Hawaiian culture.		570	

ITEM	PLANNING COMMITTEE (2009-2011 term)	PLANNING DIRECTOR	NO.	GENERAL PLAN COMMITTEE (2011-2013 term)
	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 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).	573	