

AFFORDABLE HOUSING POLICIES BY STAND UP MAUI (FORMERLY FACE MAUI)

1. Maui County needs a master plan to building 10,000 rental or fee simple housing units over the next 10 years for individuals and families earning 100% or below AMI. The master plan must be consistent with the Maui Island Plan and Community Plans.
2. Maui County must subsidize housing developments by purchasing or condemning land and constructing the off-site infrastructure improvements required to build the housing developments.
3. Housing developments subsidized by federal, state or County funding must stay affordable for 30 years for-sale homes and 55 years for rental housing. These housing developments will be secured by a deed restriction, land trust, or other applicable arrangement.
4. Maui County is required to hire a Housing coordinator whose job is to implement the Housing Plan with authority to authorize developments in accord with the County of Maui Housing Master Plan and convene meetings between County of Maui departments and developers to streamline the approval process.
5. Maui County will provide higher down payment assistance for first time home buyers to finance for-sale affordable homes.
6. Maui County shall compile a list of all vacant commercial building and evaluate each building for possible conversion to affordable housing.
7. Maui County shall create a real property class for Long Term Rentals. Landlords must rent dwellings at affordable rents as defined by Ordinance, which would allow an exemption or lower real property tax rates.

8. Maui County must pursue innovation in materials like bamboo and hempcrete, construction methods, regulations including zoning, and design for residents earning at 100% or below AMI. The Housing Coordinator is responsible for using innovation to lower construction costs of housing units.
9. Maui County should develop and maintain a master list of all residents interested and qualified in housing built at 100% or below AMI. There would not be any private lists.
10. Maui County will have public meetings in the Community Plan Area where any housing development by Maui County is being proposed.