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Agenda Item: C. 1. Section 2.2 Safe Livable Communities for All - Housing
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Testimony for December 7, 2022 CPAC Meeting

Aloha,

Mahalo for accepting testimony on policies and actions within goal 2.2 for your December 7 meeting. We are still in the process of reviewing the policies and actions within this section and intend to bring them to our House Maui Advisory Council for their discussion. We hope to have their feedback to you early next year.

After reviewing proposed policy 2.2.19, we encourage you to make this policy an action and amend it slightly. In the Community Plan, policies are only consulted when a project is being reviewed to ensure the project is consistent with the plan. If this policy is made into an action, a County department will be tasked with implementing it, increasing the likelihood that it will be achieved.

We also encourage you to consider lifting the AMI cap in the proposed language to 140% and remove the requirement that the project be 100% affordable. As you heard at your last meeting, we need more housing in South Maui that is affordable across all income levels. Increasing the cap to 140% would allow more housing to be built for working families. Similarly, removing the requirement that the project be 100% affordable will help encourage development of neighborhoods that are mixed income, resulting in a more vibrant community.

Keeping in mind that this action's primary purpose will be to direct the County to prioritize infrastructure for projects that will benefit resident households, we also suggest including the word "reserved" to more clearly indicate that this effort should be targeted at projects for the current resident population.

We also suggest removing references to the "community," and the "community plan map and polices." The adopted Community Plan includes the map and policies and, upon adoption, should be reflective of the will of the community. By shortening this phrase to just "the Community Plan" the action will still achieve its intention.

Revised language and other amendments needed to change this policy into an action (e.g. type, priority, and timing) are included in the table below.

Action No.	Description	Type	Priority	Timing	County Lead Agency	Cost (\$1,000)	Funding Source(s)
2.11	<u>Prioritize infrastructure improvements for housing developments that are consistent with the Community Plan and reserved for resident households earning 140 percent AMI and below.</u>	<u>Project</u>	<u>High</u>	<u>On-going</u>	<u>OM</u>	<u>TBD</u>	<u>County, State, and Federal</u>

I will be in attendance at your meeting this Wednesday to respond to any questions or concerns you have about the proposed language.

Mahalo for your consideration,

Kate Blystone

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