WEST MAUI
PLANNING FOR THE FUTURE

COUNTY OF MAUI
DEPARTMENT OF PLANNING

WEST MAUI COMMUNITY PLAN

Housing Technical Resource Paper

October 15, 2018

Table of Contents

Introduction 1
Countywide Policy Plan & Maui Island Plan 1
West Maui Community Plan 2
Existing Conditions 3
Population 3
Income 3
Housing Units 4
Housing Production 4
Housing Prices and Sales 5
Housing Affordability 7
Housing + Transportation Affordability 8
Who Builds Housing in West Maui 8
Residential Workforce Housing Policy 10
Future Need 11
Key Challenges 12
Tourism Impacts on Housing 12
Limited Supply of Housing 12
Limited Housing Options 13
Jobs to Housing Balance 13
Homelessness 13
Impacts to Community Wellbeing 14
Planning Related Concepts & Strategies 15
Complete Communities 15
Infill and Redevelopment 15
Missing Middle Housing 16
Possible Actions 17
References and Related Plans and Studies 18
Fact Sheets Produced for the West Maui Community Plan 18

Figures:

Figure 1. West Maui Population 2000, 2010, 2017 3
Figure 2. 2017 Household Income 3
Figure 3. 2017 Housing Units 4
Figure 4. Average Housing Sale Prices for West Maui 2009 to 2018 5
Figure 5. Median Sales Price for West Maui Areas, Year to Date August 2018 5
Figure 6. Composition of buyers for West Maui, Maui County, and Hawaii (2008-2015) ... 6
Figure 7. 2017 Gross Rent Paid as a Percentage of Household Income 7
Figure 8. 2011 to 2015 Housing Costs: Homeowners With Mortgages 8
Figure 9. West Maui Building Permits, 2008 – 2017 11

Tables:

Table 1. Financial Qualification to Purchase a Home in Maui County, 2016 6
Table 2. Financial Qualification to Rent a Home in Maui County, 2016 6
Table 3. Existing West Maui Affordable Housing Projects 9
Table 4. Future West Maui Affordable Housing Projects 9
Table 5. Housing Demand to 2040, Compared to Existing Supply 11

Introduction

Housing is a fundamental building block of our communities. Housing provides shelter, security, and comfort for individuals and families. Providing housing for all is necessary for active and productive residents, stable neighborhoods, and a stronger community. When adequate or appropriate housing are unattainable to a large portion of the population, it negatively impacts the entire community and decreases overall quality of life. Housing is a significant component of planning for West Maui's future.

With some of the highest housing prices in the nation, Maui residents are struggling to afford housing on the island, and in West Maui in particular. Many factors drive high priced housing in West Maui, including land and construction costs, economic cycles, and off-shore demand. Many factors are out of the County's control, however there are steps the County can take to promote an adequate supply of affordable housing to meet resident needs.

Countywide Policy Plan & Maui Island Plan

Expanding housing opportunities for residents is one of the key strategies (Strategy E) identified in the Countywide Policy Plan to achieve the Plan's future vision. The Maui Island Plan (MIP) has a whole chapter (Chapter 5) dedicated to housing. The MIP identifies seven housing objectives, with corresponding policies and actions, to achieve the goal of *safe, decent, appropriate, and affordable housing for all residents developed in a way that contributes to strong neighborhoods and a thriving island community*.

The MIP housing objectives include:

1. More livable communities that provide for a mix of housing types, land uses, income levels, and age.
2. Better monitoring, evaluation, and refinement of affordable housing policy in conjunction with the economic cycle.
3. Provide affordable housing, rental or in fee, to the broad spectrum of our island community.
4. Provide infrastructure in a more timely manner to support the development of affordable housing.
5. A wider range of affordable housing options and programs for those with special needs.
6. Reduce the cost to developers of providing housing that is affordable to families with household incomes 160 percent and below of annual median income.
7. Increased preservation and promotion of indigenous Hawaiian housing and architecture.

The MIP identifies numerous policies and actions to address the island's housing challenges, including changes to County ordinances, conducting additional studies, providing developer incentives, and developing financing mechanisms, among others.

West Maui Community Plan

Housing-related objectives, policies, and actions in the 1996 West Maui Community Plan (WMPC) are not specific just to West Maui, rather they apply to the whole island and county, therefore they have been incorporated into the MIP and CWPP. The update of the WMCP will be consistent with the MIP and CWPP, and will address housing primarily from the perspective of the MIP Housing Objective 1, by promoting more livable communities that provide for a mix of housing types, land uses, income levels, and age. Considerations of where (close to jobs, services, and transportation) and how (density and character) housing is built has significant influences on the affordability of housing, ability to meet resident needs, and overall quality of life. The WMCP will provide specific guidance for future development to help meet the housing goal of the MIP.

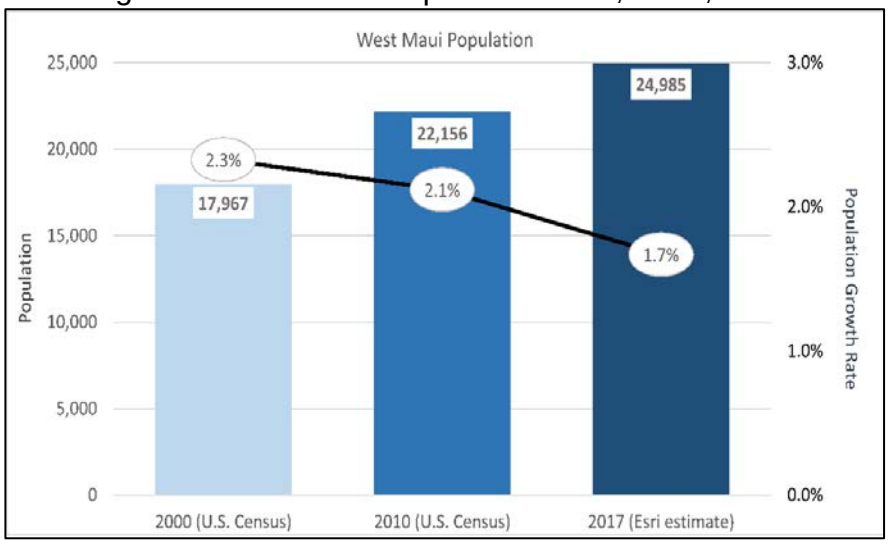
Existing Conditions

With the population of Maui projected to increase over the coming years, demand for housing will continue to grow. In Hawaii's high-priced housing market, demand for lower priced housing is especially significant. Supply is low however, making it difficult for many individuals and families to find needed housing.

Population

The population of West Maui increased from just over 22,000 in 2010 to nearly 25,000 in 2017. There were 8,742 West Maui households in 2017, a 1.7% increase over the 2010 number of 7,759 households. The 2017 average household size is 2.8 persons.

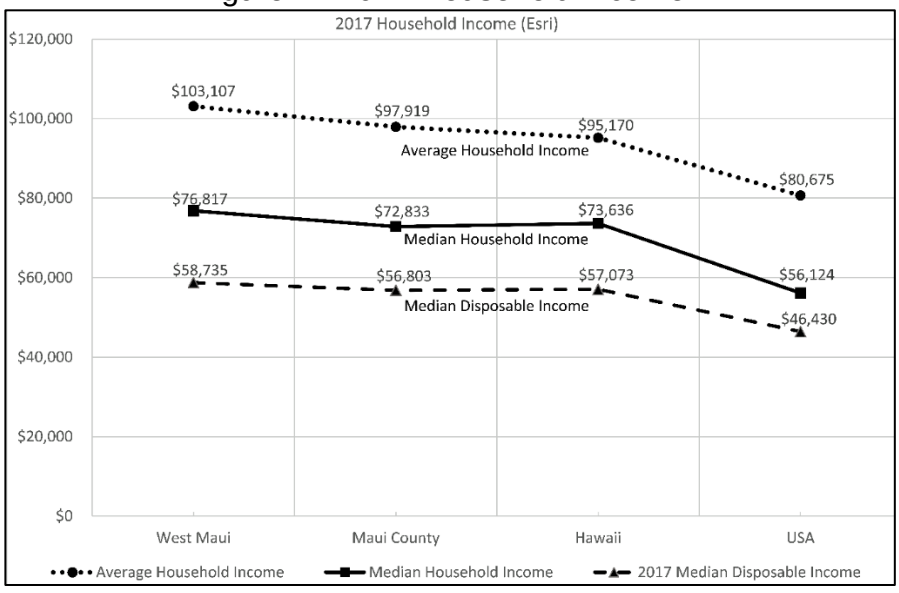
Figure 1. West Maui Population 2000, 2010, 2017



Income

The West Maui median (the midpoint of the income range) household income in 2017 was $76,817, while the average household income was $103,107. Disposable income is defined as the amount of money that households have available for spending and saving after income taxes have been accounted for.

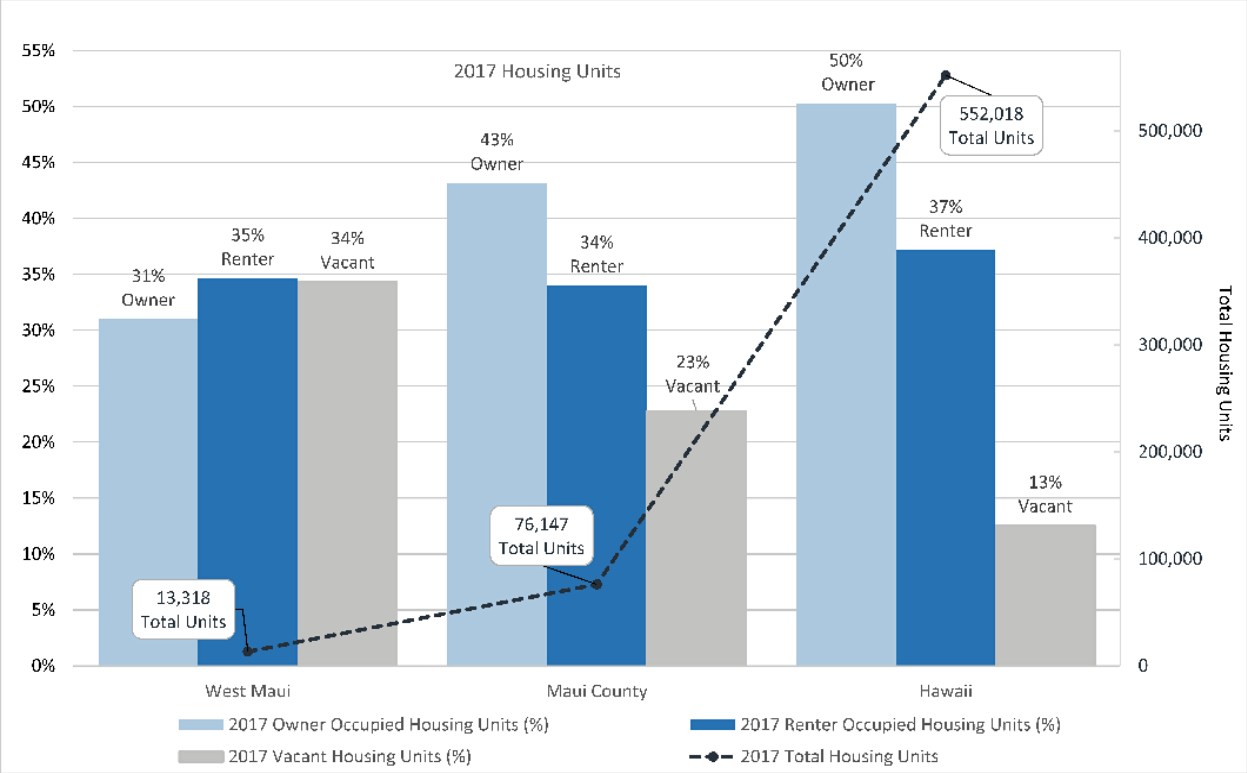
Figure 2. 2017 Household Income



Housing Units

In 2017, there were 13,318 housing units in West Maui, a 12% increase from 2010. Only 31% of the housing units in West Maui were owner occupied; 35% were renter occupied; and the remaining 34% were vacant (ESRI, 2017). Note that vacant units are made up of three components: a) vacant for-sale properties, b) vacant for-rent properties, and c) second and occasional use homes. Second homes include homes held for recreation or vacation, homes used for employment-related reasons, homes occupied temporarily by a household with a usual residence elsewhere, and second homes used for other purposes. (DBEDT, 2015

Figure 3. 2017 Housing Units



Housing Production

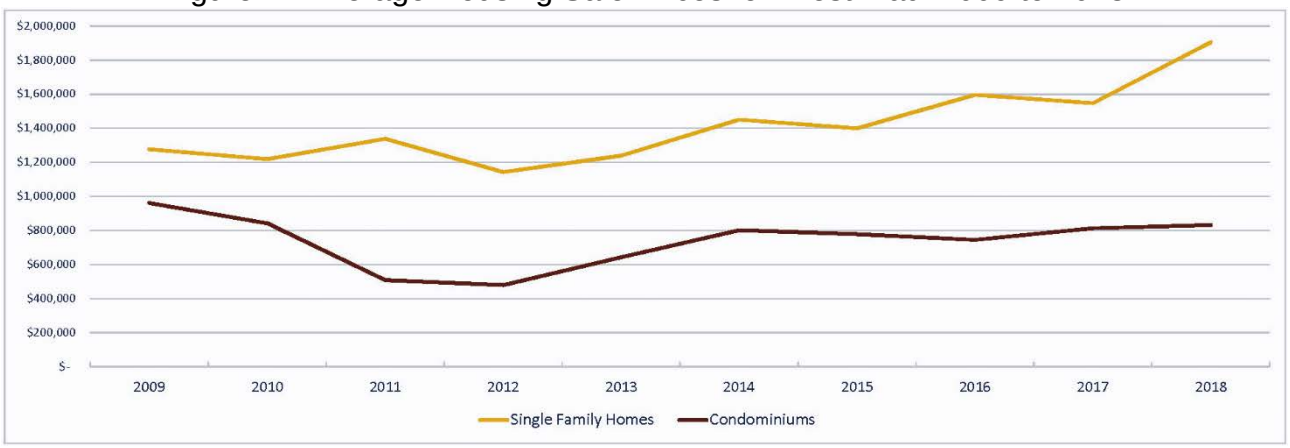
Production of new housing units are typically driven by market demand. The housing market in Hawaii is considered supply inelastic, meaning an increase in demand does not lead to an increase in supply in a timely or efficient manner. (SMS, 2016) The result is higher housing prices. A number of limitations to housing production have been identified:

- lack of “reasonably priced” developable land;
- lack of major off-site infrastructure;
- high development costs;
- government regulations;
- community opposition; and,
- growing environmental requirements. (State of Hawaii 2015)

Housing Prices and Sales

Following the height of the housing market in the mid-2000s, average sales price for single family homes and condominiums in West Maui were on a general downward trend to 2012. Prices have steadily increased since 2012 through August 2018.

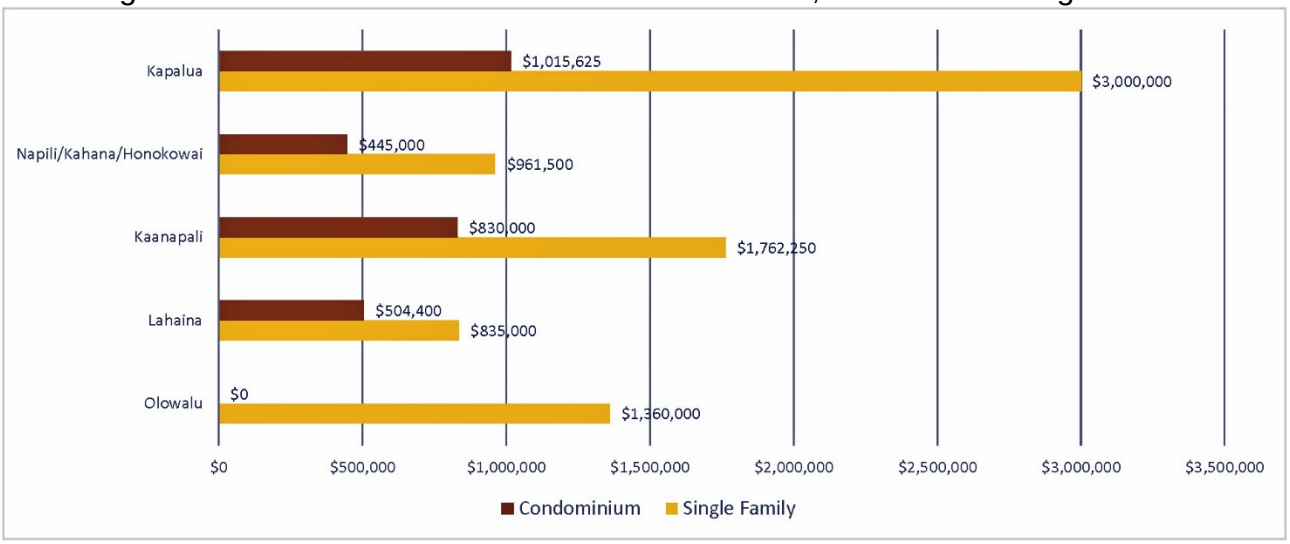
Figure 4. Average Housing Sale Prices for West Maui 2009 to 2018



Source: Realtors Association of Maui, Inc. August, 2018

Figure 5 shows the median sales prices for single family and total condominium units by West Maui area for the period January to August 2018.

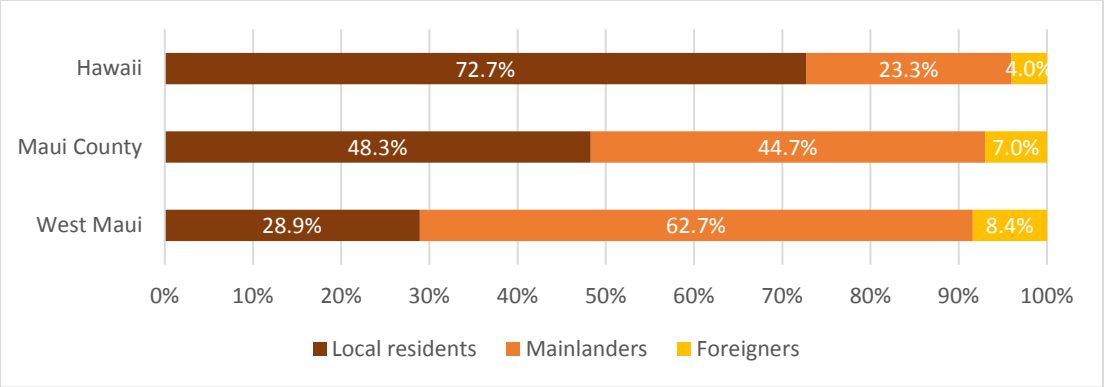
Figure 5. Median Sales Price for West Maui Areas, Year to Date August 2018



Source: Realtors Association of Maui, Inc. August, 2018

Home sales have been dramatically impacted in Maui County by non-resident buyers as shown in Figure 6 below. Sales of homes to non-residents are estimated at just over 70 percent of all purchases in West Maui.

Figure 6. Composition of buyers for West Maui, Maui County, and Hawaii (2008-2015)



Source: DBEDT 2016

Many of the homes purchased by non-residents were either second homes or timeshare units that are considered vacant, seasonal, recreational or occasional use by the U.S. Census. (SMS, 2016) These homes, therefore, become unavailable to residents.

High housing prices are making it difficult for households to buy or rent a home without spending more than 30% of their monthly household income. In Maui County, only 9.3 percent of prospective single family home buyers were identified as fully qualified to purchase a home.

Table 1. Financial Qualification to Purchase a Home in Maui County, 2016

	Single Family Home	Multi-family Unit
Median Sales Price	$607,000	$370,000
Down Payment Required	$121,400	$74,000
Monthly Mortgage Payment	$2,898	$1,766
Total Effective Demand Buyers[1]	5,009	664
Can Afford Monthly Payment	25.9%	50.9%
Have Adequate Down Payment	23.3%	23.0%
Fully Qualified	9.3%	20.9%

Source: SMS 2016
[1]Households that plan to purchase a home

Table 2. Financial Qualification to Rent a Home in Maui County, 2016

	Single Family Home	Multi-family Unit
Median Monthly Rent Amount	$2,090	$1,922
Security Deposit + 1st Mo. Rent	$4,180	$3,844
Total Effective Demand Renters[1]	3,792	2,516

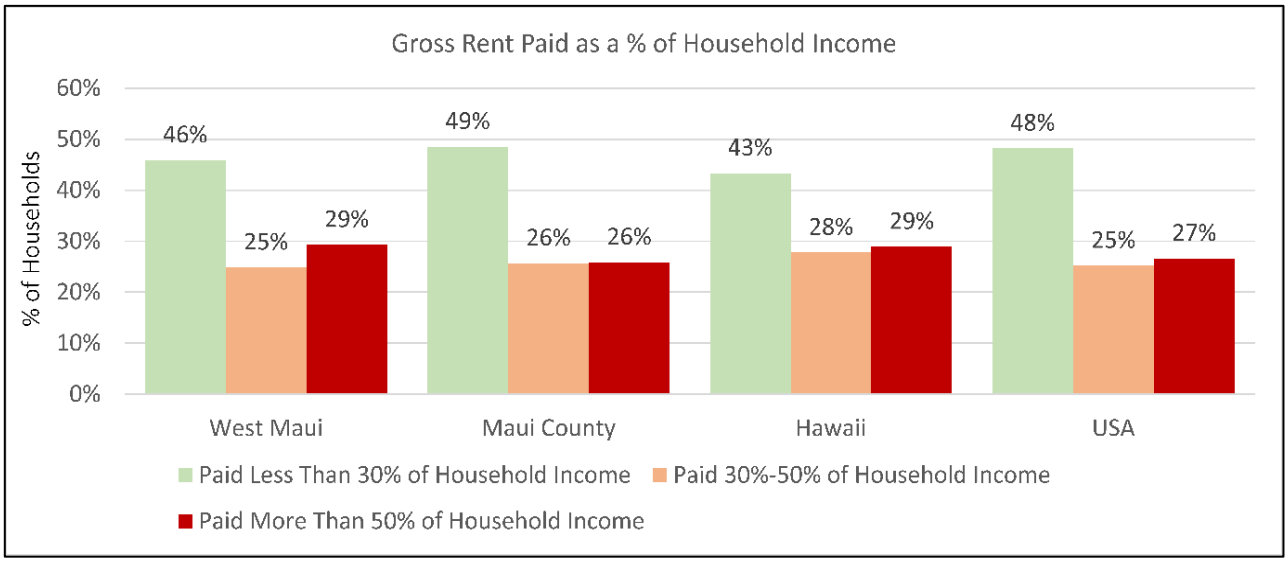
Source: SMS 2016
[1]Households that plan to rent a multi-family unit

Housing Affordability

Housing expenditures that exceed 30% of household income have historically been viewed as an indicator of a housing affordability problem. Households paying 30% to 50% of household income are considered moderately housing-cost burdened, while households paying 50% or more are considered severely housing-cost burdened.

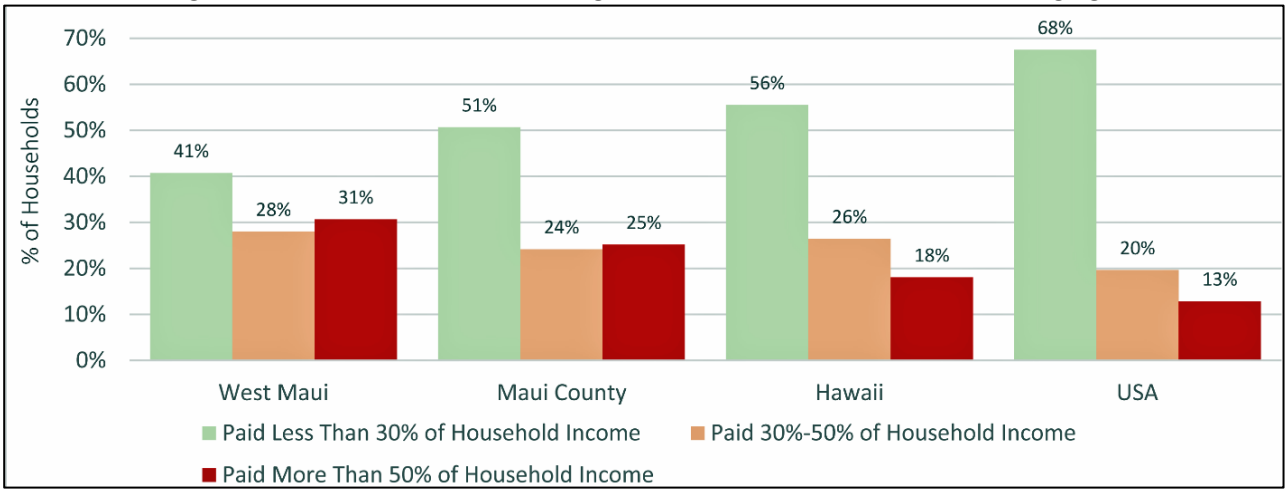
As shown in Figure 7, the U.S. Census Bureau's 2011-2015 American Community Survey (ACS) found that 46% of West Maui renters paid less than 30% of their household income for gross rent, while 25% paid between 30% and 50% of household income, and 29% paid more than 50% of household income for their gross rent. Gross rent is the contract rent plus the estimated average monthly cost of utilities and fuels if these are paid by the renter or paid for the renter by someone else. (U.S. Census Bureau, 2017)

Figure 7. 2017 Gross Rent Paid as a Percentage of Household Income



As shown in Figure 8, the ACS found that 41% of West Maui homeowners with mortgages paid less than 30% of their household income for housing costs, while 9% paid between 30% and 50%, and 31% paid more than 50% of household income for their housing costs. Housing costs include expenses such as maintenance, utilities, and garbage collection. (U.S. Census Bureau's 2011-2015 American Community Survey)

Figure 8. 2011 to 2015 Housing Costs: Homeowners With Mortgages



Housing + Transportation Affordability

The traditional method of measuring housing affordability at 30% of household income ignores the transportation costs related to the decision of where we choose to live. Living close to services or work can greatly reduce transportation expenses. An alternative way to get a true measure of affordability is to combine both housing and transportation costs. The Center for Neighborhood Technology's (CNT) *Housing + Transportation Index* (https://htaindex.cnt.org) calculates transportation costs associated with a home's location in order to provide a more accurate measure of a community's affordability. The CNT recommends that 45% of Area Median Income (AMI) be established as the affordability target for combined housing and transportation costs in the U.S.

Using this measure of affordability, only two census block groups in West Maui achieve the target of combined housing and transportation costs of 45% or less of area median income for the typical family.

Who Builds Housing in West Maui

There are three primary players in Maui's housing market; the private for-profit sector, the private nonprofit sector, and the public sector. The private, for-profit sector provides primarily market rate housing. The private, nonprofit and public sectors partner to provide affordable housing to low and moderate income residents.

The private, nonprofit sector includes various community organizations, and the public sector in Maui County includes the Department of Housing and Human Concerns (DHHC), Housing Division. The Housing Division awards grants to community organizations with the objective of developing long-term affordable rental housing, increasing availability of home ownership opportunities, and developing special needs housing.

Table 3 is an inventory of affordable housing projects in West Maui as of October 2017. The table includes affordable housing projects owned by private, nonprofit or governmental entities, developed with funding or support from federal, state, or county resources. While these projects provide affordable housing for those in need, they only contribute approximately 700 units to the community's affordable housing inventory.

Table 3. Existing West Maui Affordable Housing Projects

Project	Managing Agent	Type	Units
Hale Mahaolu Eono	Hale Mahaolu	E	35
Piilani Homes	Hawaii Public Housing Authority	E(PH)	42
Front Street Apts.	Marcus and Associates	F	142
Honokowai Kauhale	Hawaii Affordable Properties, Inc.	F	184
Komohana Apts.	Hale Mahaolu	F	20
Lahaina Honokowai Villa Apts.	AWI Management Corp.	F	56
Lahaina Surf	Hale Mahaolu	F	112
Na Hale O Wainee	Maui Economic Concerns of the Community	F	30
Weinberg Court	Cirrus AMI	F	62
David Malo Circle	Hawaii Public Housing Authority	F(PH)	18
Hale Lahaina	Hale Lahaina Handicapped Project, Inc.	SN	6

Source: SMS 2016
E = Elderly; E(PH) = Elderly Public Housing; F = Family; F(PH) = Family Public Housing; SN = Special Needs

There are also several affordable housing projects that are either under construction as of summer 2018 or are on the horizon of the foreseeable future that the DHHC is tracking. Table 4 is an inventory of such upcoming affordable housing projects.

Table 4. Future West Maui Affordable Housing Projects

Project	Developer	Status	Units
Kaiaulu at Kaanapali	Aina Pacific, LLC	Under construction	33 SF 100% Affordable
Kahoma Residential	West Maui Land	Under construction	68 SF 100% Affordable
Kahoma Village	Stanford Carr Development Corp.	Under construction	102 MF Affordable 101 SF Market rate
Pailolo Place	Aina Pacific, LLC	Pending final subdivision approval	42 SF 100% Affordable
Pulelehua	Maui Oceanview, LP	Planned	280 MF Affordable 618 MF Market rate
Villages of Leialii	HI Housing Finance & Develop. Corp.	Planned	200 MF 100% Affordable
Polanui Gardens	Kipa Centennial, LLC	Planned	50 SF Affordable 16 Ag lots market rate
Makila Rural – East	Hope Builders, LLC	Planned	50 SF Affordable 45 SF Market rate
Makila Farms	Makila Kai, LLC	Planned	16 SF Affordable 15 Ag lots market rate

Source: DHHC 2018

Residential Workforce Housing Policy

The County of Maui primarily relies on inclusionary zoning to increase the supply of affordable housing. Simply put, inclusionary zoning requires a developer of new housing to build a specified number of affordable dwelling units. The County adopted the Residential Workforce Housing Policy (MCC Chapter 2.96) in 2006 to address the critical shortage of affordable housing and encourage the provision and maintenance of residential workforce housing units. The DHHC, Housing Division is charged with administering the policy and the County Council has reviewed and amended the policy several times since its original adoption.

Applicability: The policy applies to any development that creates 10 or more lots, lodging units, time share units, or dwelling units. It also applies to a conversion of 10 or more hotel units to dwelling units or time share units, and any hotel renovation that increases the number of lodging units by 10 or more**.**

Requirements: Developers are required to provide residential workforce housing units equal to at least 25% of the total number of market rate units proposed. Developers are required to enter into a residential workforce housing agreement with the DHHC to set the method by which the developer will meet the requirements.

Timing and Deed Restrictions: Developers are required to make residential workforce housing units available for occupancy either before or concurrently with market rate units. Ownership units are subject to deed restrictions for durations ranging 5 to 10 years, depending on income group. Rental units are subject to deed restrictions and must remain affordable for 30 years from initial occupancy.

Future Need

West Maui's population was almost 25,000 in 2017. (ESRI, 2017) The region's projected 2040 population is approximately 33,754. (County of Maui, Socio-Economic Forecast Report, 2014) The Socio-Economic Forecast is a planning tool based on projections developed by the State of Hawai`i Department of Business, Economic Development and Tourism (DBEDT). The population projections are based on trends and model assumptions that are absent of policy changes or directives. The population growth forecast provides a starting point for discussion about the region's future.

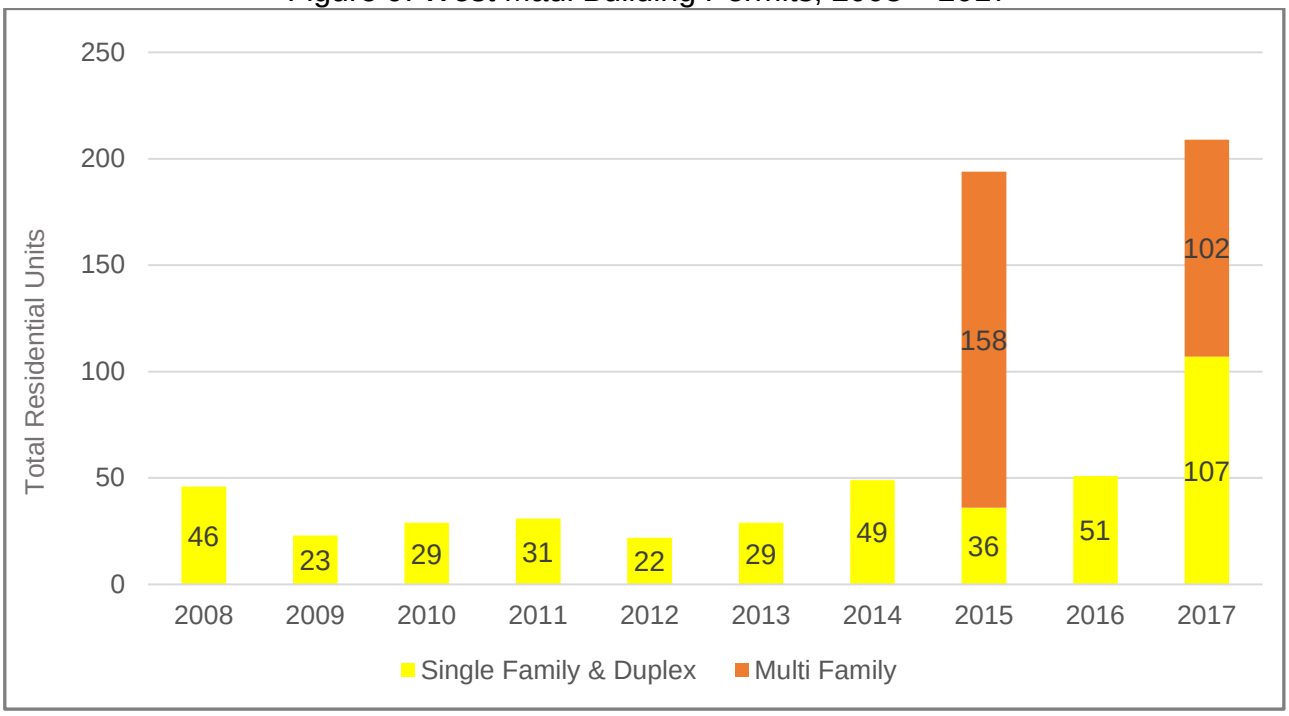
As shown in Table 4, by 2040 West Maui will need a total of 13,358 housing units to accommodate resident demand. (County of Maui, Land Use Forecast, 2014) This would require building an additional 5,288 new homes, or about 251 (330 including non-resident demand) housing units per year from 2019 to 2040. As shown in Figure 9, new development at that rate simply did not occur in West Maui from 2008 to 2017.

Table 5. Housing Demand to 2040, Compared to Existing Supply

	Total Demand to 2040	Existing Units 2012	Net Demand
Resident	13,358	8,070	5,288
Non-Resident	3,359	1,724	1,635
Total	16,717	9,794	6,923

Source: Total demand projections are from the State of Hawai'i DBEDT report "Population and Economic Projections for the State of Hawaii to 2045", June 2018, Research and Economic Analysis Division and the 2014 update of the SE forecast. Data also from the "2012 Visitor Plant Inventory." Net demand over the existing (2012) stock is estimated by subtracting available units from total demand.

Figure 9. West Maui Building Permits, 2008 – 2017



Source: County of Maui, DSA, 2017

Key Challenges

Affordability is the primary issue related to housing in West Maui. High housing prices in Hawaii have been longstanding and will likely continue to be high as long as the State and Maui remain desirable and accessible to large offshore markets. Additionally, Hawaii has one of the highest costs of living in the nation, and wages have not kept pace. (Hawaii Appleseed Center, 2014) This further accentuates the housing affordability problem.

Housing affordability challenges are not unique to West Maui, as affordability is an issue throughout Maui County and the State of Hawaii. There are many facets to the housing affordability issue that are important to examine to better understand the challenges and how they can be addressed by the WMCP.

Tourism Impacts on Housing

West Maui's economy is dominated by the visitor industry. Many jobs are low paying service industry jobs that are vulnerable to downturns in the economy. West Maui's dominant visitor industry also brings higher population growth and greater external housing demand. Tourism generates an increase in second homes, which increases property taxes and housing prices, which then creates issues with affordability, displacement, and gentrification. (SMS, 2016)

Over 70 percent of West Maui home sales were to non-resident buyers in the last decade. (DBEDT, 2016) The presence of non-resident buyers influences the housing market in several ways, all of which put upward pressure on prices. First, non-residents seeking a second home can typically outbid residents for houses and apartments. Second, in a strong market, developing higher-priced units generally produces greater profits per unit. Therefore, a relatively large portion of new residential units are developed for upper-end buyers. Finally, when the building industry is focused on the upper-end market, there are fewer resources for affordable housing. (JMK, 2006)

Limited Supply of Housing

West Maui has a limited supply of housing when compared to demand. The lack of adequate housing supply exacerbates the cost issue. Lack of supply can be broken down in two ways; new units built, and existing units available for purchase or rent.

Less than 700 housing units have been built in the last decade in West Maui. (DSA, 2017) This slow rate of new units entering the market has not kept pace with demand, especially for affordable units. (SMS, 2016) When demand far out paces supply, prices go up. And as previously noted, non-resident buyers have a large presence in West Maui's housing market, resulting in less supply for resident buyers.

Many factors contribute to the slow rate of housing construction in West Maui. Two of the primary factors include government regulations and lack of adequate infrastructure. Hawaii is the most highly regulated housing market in the nation. (SMS, 2016) There are many regulatory barriers, including a lengthy land use entitlement process, that add time and cost

to bringing new housing units to market. Lack of adequate infrastructure, including roads, sewer, and water, also creates barriers to building new housing.

The availability of existing housing units for resident buyers and renters has also been constrained in West Maui by the high number of units converted to short term vacation rental use. Short term rentals exacerbate the current lack of affordable housing for West Maui residents by taking units out of the housing stock and driving up prices. (SMS, 2016)

Limited Housing Options

Housing options include price, tenure (rent or own), and type of unit. A community's housing supply should include adequate options to accommodate the range of household types (i.e. single, married, with children, multigenerational, etc.), life stages, and income levels. When a variety of housing options are not available to meet the evolving needs of a community, residents experience challenges when faced with family or economic changes.

Compared to the other community plan areas on Maui Island, West Maui has more of a balanced mix of single family and multifamily units (Department of Planning, Land Use Forecast, 2014), and a higher percentage of studio or one bedroom units. (SMS, 2016) These two factors contribute to the variety of housing options in West Maui. However there are many more housing types virtually missing from the market, such as duplex, four-plex, and multigenerational, that could provide more options and affordability for residents.

Jobs to Housing Balance

Jobs to housing balance is the ratio of available jobs to available housing in an area. A low jobs/housing ratio can indicate a housing-rich community with fewer jobs available for residents while a high jobs/housing ratio is an indicator of a job-rich area. In either case, an imbalance will create a mismatch between jobs and worker housing resulting in a need for workers to commute in order to get to their job location.

West Maui has a high jobs/housing ratio, with over two jobs for every occupied housing unit. (Community Profile, 2018) This jobs to housing imbalance depicts the area's workforce housing shortage, forcing many workers to live outside of West Maui. This imbalance creates the need for many workers to commute in to West Maui for work, likely contributing to the traffic congestion problems in the area.

Homelessness

Many factors contribute to an individual or family becoming homeless. The causes and solutions to Hawaii's homeless problem are multifaceted. However, researchers say that housing is the primary driver of homelessness, and that poverty, mental health, and disability are secondary issues. (SMS, 2016) If adequate affordable housing is not available, such as in West Maui, this leaves the very low income population vulnerable to homelessness.

Impacts to Community Wellbeing

West Maui's affordable housing challenges have a ripple effect of negative impacts throughout the community, ultimately lessening the overall quality of life. Housing affordability is not just an issue for the very low income. It affects all West Maui residents.

As housing becomes less affordable, longtime residents are often displaced, changing the social and economic diversity of neighborhoods. As households are burdened with high housing and transportation costs, they may have more difficulty affording necessities. Families may be forced to move into substandard or crowded housing, or face the threat of homelessness. Having access to affordable housing is linked with better health, childhood development, and school achievement because it allows families to afford more nutritious foods, access to medical care, and quality childcare, and provides stability. (Hawaii Appleseed Center, 2014)

Lack of affordable housing impacts day-to-day life and businesses in West Maui. Many neighborhoods are overcrowded, resulting in parking congestion and other infrastructure problems. The traffic challenges in West Maui are exacerbated by the shortage of workforce housing, forcing many employees to live elsewhere and commute in to the region. Housing affordability is a major obstacle to economic diversification and a primary hurdle in maintaining an adequate workforce. The region's schools have trouble attracting and retaining teachers because of the lack of affordable housing, thus negatively impacting West Maui's youth.

Planning Related Concepts & Strategies

It is apparent that West Maui's housing market has deficiencies – supply is not meeting demand, an increasing number of residents are cost burdened, and many residents do not have access to housing that meets their needs. Obtaining housing that is affordable, at any income level, leads to a higher quality of life and financial security. It also contributes to greater community stability and equity.

As West Maui plans for the next 20 years, housing affordability will be a central goal and should be addressed not only through housing policy and financial incentives, but also by addressing future land use decisions and where and how housing, transportation, jobs, and services are located and accessed. The Countywide Policy Plan and Maui Island Plan focus primarily on policy and regulatory changes to address housing. The WMCP will address housing issues with a focus on land use and creating more inclusive and whole communities.

The following planning concepts and strategies further describe the approach the WMCP will take to integrate land use and housing to address the affordability challenges in West Maui.

Complete Communities

A complete community meets people's needs for daily living by providing access to jobs, services, schools, and recreation. It includes a full range of housing choices to meet residents' needs. Walking, biking, and public transit are convenient in a complete community and provide access throughout the region.

The complete communities concept recognizes that housing variety and affordability are important, but that housing alone does not make a community. To build strong communities that support residents throughout their lives, housing has to be accompanied with a mix of other land uses, access to services and recreation, and convenient and safe transportation.

Infill and Redevelopment

Infill development and redevelopment provide opportunities for making existing communities in West Maui more complete. Infill and redevelopment take advantage of vacant or underutilized land in existing neighborhoods and towns. These lands have access to existing infrastructure (such as streets, water, sewer, and electricity) and are close to jobs and services. Infill and redevelopment near town centers and transportation corridors increases the number of people and jobs close to transit, reducing transportation costs and traffic problems.

Infill and redevelopment can come in many forms. Infill can include building ohana units in existing residential neighborhoods to increase affordable housing options. Redevelopment can include replacing older commercial developments with walkable mixed use community centers with housing options. Infill and redevelopment often involve a more predictable

process and fewer required land use approvals than greenfield development because the land is likely already designated urban and may already have the correct zoning.

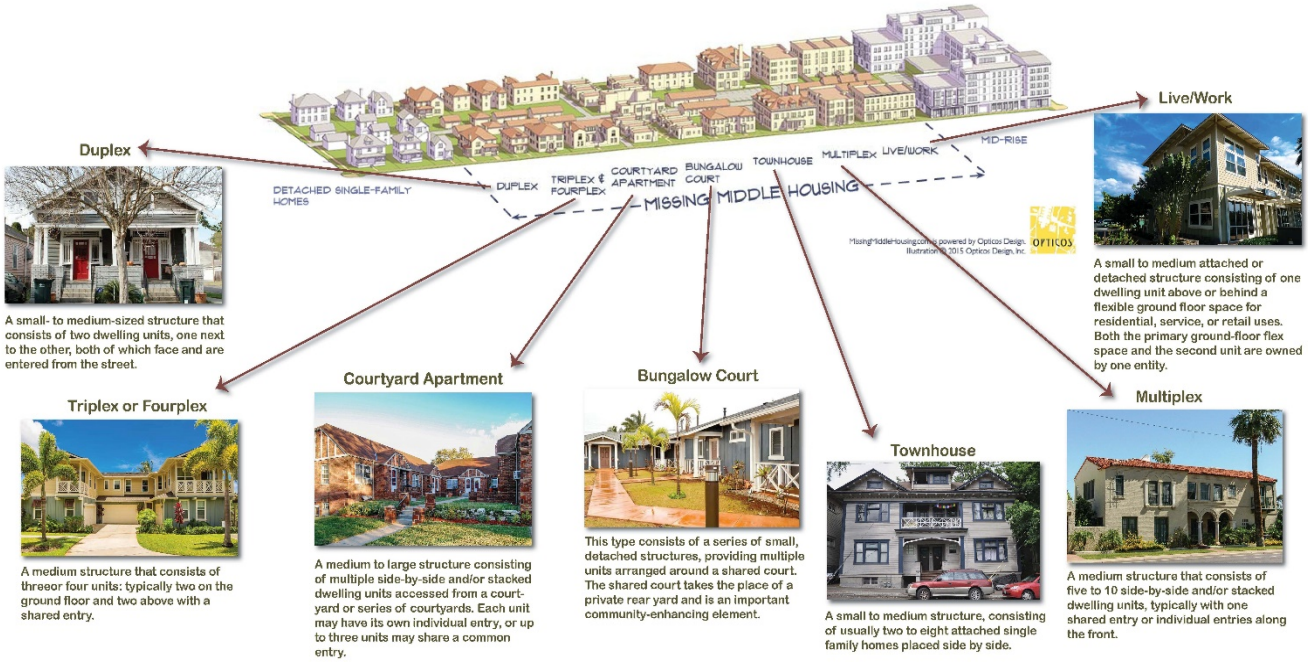
Infill and redevelopment can bring many positive changes to a community. However neighborhoods can experience negative impacts as well, including change in neighborhood character, displacement of longtime residents, and lack of contextual design. To minimize negative impacts, there needs to be communication with nearby communities and infill and redevelopment need to consider the surrounding context and be designed in a way that blends with and complements existing development.

Missing Middle Housing

Missing middle is a range of multi-unit or clustered housing types compatible in scale with single family homes that help meet the growing demand for housing options and affordability. They are classified as “missing” because very few of these housing types have been built in the last several decades due to regulatory constraints, the shift to auto-dependent patterns of development, and incentives for single family home ownership.

Missing middle housing types include ohana, duplex, four-plex, courtyard apartment, bungalow court, and live/work units. Because of their simple form and smaller size, missing middle housing types help developers maximize affordability without compromising quality. These housing types typically have small to medium sized footprints, no larger than a single family home. This allows a range of missing middle types to be blended into a neighborhood, encouraging a mix of socioeconomic households, and making these types ideal for infill. (http://missingmiddlehousing.com/)

Another benefit of missing middle is that the neighborhood densities are at the level needed to support transit and neighborhood serving main streets. These housing types are best located in walkable neighborhoods, close to services and amenities.



Possible Actions

The Countywide Policy Plan and Maui Island Plan (MIP) include many implementing actions to address the County's housing problems. These actions are predominantly code amendments, policy changes, and developer incentives, which are applicable countywide. As previously noted, the WMCP will address housing issues with a focus on land use and creating more inclusive and whole communities.

The WMCP will do this by mapping areas for future growth, based on the MIP growth boundaries, and assigning land use designations. The future land use map will identify areas for stability (no proposed land use change), potential infill and redevelopment, and new growth areas. The future land use map will depict desired growth patterns in the region. The land use designations will describe the desired mix of land uses, housing types, development scale, and mobility characteristics of each designation. The future land use map and designations are the backbone of the WMCP, and serve as a guide for future development decisions in West Maui.

Since a lack of adequate supply is one of the key drivers of the housing affordability challenge, identifying community supported areas for future housing will be a key step towards addressing this challenge. The next step would be to make development of these areas more feasible by implementing zoning and providing infrastructure. While developers generally bear the burden and cost of obtaining zoning and providing infrastructure for new development, the County could take a more proactive role for the purpose of increasing the supply of housing for residents.

Through the community plan process, the County could identify strategic areas to increase density and add new dwellings. The Community Plan could identify the appropriate zoning for these areas and needed infrastructure upgrades and include them as implementing actions in the Plan. Alternately, the Planning Department could propose a comprehensive zoning ordinance to zone the identified areas which could be adopted simultaneously with the WMCP.

There is no one single action that will solve the housing crisis in West Maui or Maui County. Addressing the challenges will require implementing multiple concurrent actions, making affordable housing a County priority, coordinating with private non-profits and developers, and creating more compact and complete communities.

References and Related Plans and Studies

County of Maui, Department of Planning. (2010) *Countywide Policy Plan, General Plan 2030*.

County of Maui, Department of Planning. (2014) *Land Use Forecast Island of Maui*.

County of Maui, Department of Planning. (2012) *Maui Island Plan, General Plan 2030*.

County of Maui, Department of Planning. (2014) *Socio-Economic Forecast Report*.

County of Maui, Department of Public Works Development Services Administration (DSA). (2017) *Permit Summary by District, 2008-2017*.

Department of Business, Economic Development and Tourism (DBEDT). (2015). *Measuring Housing Demand in Hawaii, 2015-2025*.

DBEDT. (2016). Residential *Home Sales in Hawaii, Trends and Characteristics: 2008-2015*.

ESRI. (2017). Community Analyst, 2017 Update.

Hawaii Appleseed Center for Law and Economic Justice. (2014). *Hawaii's Affordable Housing Crisis*.

JMK. (2006). *Maui Island Housing Issue Paper*. Prepared for the County of Maui Department of Planning.

Realtors Association of Maui, Inc. (2018). *Monthly Indicators, September.*

SMS. (2016). *Hawaii Housing Planning Study, 2016*. Prepared for the County of Maui Department of Housing and Human Concerns.

Unite Here Local 5, Usborne, I., & Sadoski, B. (2016). *The Hidden Cost of Hidden Hotels, The Impact of Vacation Rentals in Hawaii*.

U.S. Census Bureau. (2017). *2011-2015 American Community Survey*.

Fact Sheets Produced for the West Maui Community Plan

Housing in West Maui

Residential Workforce Housing Policy

Maui County's Housing Challenge

Missing Middle Housing

County of Maui
Department of Planning
Long Range Division
2200 Main Street, Suite 601
Wailuku, HI 96793

Phone: (808) 270-7214
Web: www.co.maui.hi.us
Email: wearewestmaui@mauicounty.gov

Community Planning Web Page: www.wearemaui.org