



MAUI

CHAMBER OF COMMERCE

VOICE OF BUSINESS

September 24, 2025
Tasha Kama, Chair
Nohe U'u-Hodgins, Vice Chair
Members of the Housing and Land Use Committee

Bill 40 (2025) Amending Chapters 2.96, 2.97, and 3.44, Maui County Code, on Residential Workforce Housing Units (HLU-6)

Aloha Committee Chair Kama, Vice-Chair U'u-Hodgins, and Members of the Housing and Land Use Committee,

The Maui Chamber of Commerce appreciates the opportunity to comment on Bill 40, which proposes important updates to Maui County's Residential Workforce Housing Policy. We commend the Council and the Housing and Land Use Committee for their efforts to expand affordable housing and offer the following suggestions:

1. Area Median Income (AMI) Adjustments:

In our previous testimony, we recommended shifting 10% of the allocation from moderate-income to households above moderate and we support Member Kama's amendment to do so. This change better supports working professionals, teachers, emergency workers, and others, who are often excluded from affordable housing due to slightly exceeding income thresholds yet cannot afford market-rate homes. Current HUD AMI levels do not reflect Maui's higher cost of living, especially affecting those in the 140–170% AMI range. Rising interest rates further exacerbate affordability challenges.

2. Deed Restrictions:

While we've previously expressed concerns about deed restrictions limiting wealth-building, we recently had a discussion with a developer who highlighted the benefits of a 10-year uniform deed restriction. A consistent 10-year restriction across all AMI levels helps maintain community cohesion. Given this, we support a 10-year deed restriction for all AMI levels.

3. Workforce Housing Credits:

We agree that workforce housing credits should not be indefinite but recognize that project delays can impact the credit timeline. However, rather than setting a fixed expiration date like January 1, 2050, we propose credits be issued upon project completion and remain valid for 25 years from the date of issuance.



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4. Resident Lottery:

We support the inclusion of residents being ranked in the lottery by number of years they have resided in Maui County and agree that once the resident list has been exhausted, nonresidents should be considered as we don't want to burden developers and increase the cost of housing further by delaying home sales while more residents qualify. However, we believe the County Housing Department should be actively engaging with residents to educate them on homebuying, how to qualify for housing, and encouraging them to apply for housing opportunities so there is not a shortage of qualified residents on the list for these affordable homes.

Mahalo for your consideration of our comments and for your continued commitment to addressing Maui's housing crisis

Sincerely,

Pamela Tumpap
President

To advance and promote a healthy economic environment for business, advocating for a responsive government and quality education, while preserving Maui's unique community characteristics.