



House Maui 2022 Impact Report

Progress on House Maui's strategies
in 2022 and plans for 2023

Initiative Overview

Hawai'i Community Foundation (HCF) launched the House Maui Initiative (HMI) to increase housing access and affordability for local residents. We accomplish this by bringing stakeholders together to delve into systemic issues and craft thoughtful solutions. We believe that if we work together, we can solve this crisis and generations of kama'āina can continue to call Maui home.

While affordable housing is a statewide issue, Maui is at the epicenter of the crisis. It will take intentional collaboration between residents, nonprofits, the private sector, and local and state government to bring about real change. HMI is working to enable access to housing for Maui county's families through our three pillars: Align Resources, Educate & Empower, and Organize & Advocate.



Align Resources

Together, we are:

- Working to align federal, state, and county resources to create infrastructure for affordable housing.
- Supporting coordination among actors within the affordable housing ecosystem.
- Securing philanthropic support to invest in organizations that strengthen the affordable housing system.

Activity

House Maui completed three regional plans that connect housing projects with the infrastructure they need in three of Maui's primary growth areas: Central, South and West Maui.

Impact: These plans illustrate the relationship between upcoming affordable housing projects and the infrastructure that serves these projects. We used the plans to unlock infrastructure funding from the state legislature to facilitate affordable and workforce housing creation. We've also used the plans to emphasize the relationship between infrastructure needs and housing to the Maui County Council, Mayor, and administration.

Activity

House Maui deployed funds and technical support to help Maui County secure funding for infrastructure and public facilities improvements to enable needed housing development in Waikapū.

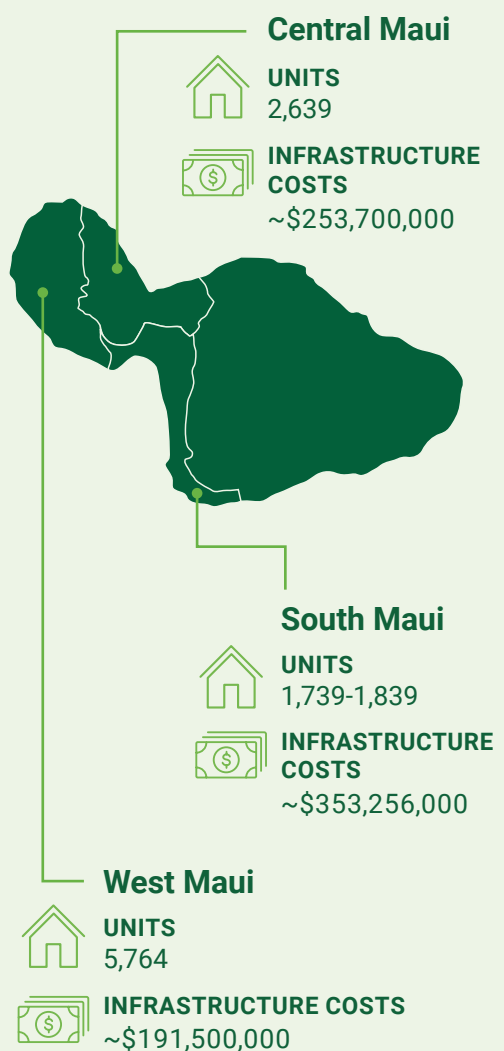
Impact: HCF brought Maui County Department of Public Works (DPW) and the Hawai'i Department of Transportation (HDOT) together to help secure a \$25 million RAISE for the Wai'ale Road extension and worked with the state legislature to unlock \$20 million in funding for a new school in Waikapū.

Impact: The extension of Wai'ale Road will catalyze the development of Waikapū Country Town, which is projected to add a total of 500 affordable units to the project. The County taking leadership for this road extension and other infrastructure improvements encouraged the home builder to build 213 more affordable units than they were already planning for the project.

What's Next?

In 2023, we will:

- Apply for a US DOT RAISE grant for the North-South Collector Road (Līloa Drive Extension) in South Maui.
- Update all three regional plans and create one compilation plan to illustrate the relationship between infrastructure and affordable and workforce housing development.
- Work with the legislature to provide at least \$50 million in funding for vital infrastructure projects that will support housing affordability on Maui.





Educate & Empower

Together, we are:

- Supporting residents with knowledge and financial empowerment to realize their housing goals.
- Increasing the capacity of HUD-certified housing counseling agencies and providers that can create a wellspring of financially qualified residents to buy or rent affordable housing in Maui County.

Activity

Funded year two of the Maui Financial Opportunity Center (FOC) in partnership with Maui County's Department of Housing and Human Concerns.

Impact: The Maui FOC engaged 230 households through their intake process and/or a workshop in 2022, which brought the total number of FOC clients to 1,383. They counseled 322 clients to build their financial capacity to own their own home or enter the rental market.

Impact: Hawaiian Community Assets mortgage qualified 74 families from the FOC to apply for 40 affordable for-sale homes at the Hale Kaiola project in North Kīhei in 2022.

What's Next?

In 2023, we will:

- Fund the third year of the Maui FOC and continue to serve as a pass through for funding from the County of Maui, with the goal of preparing families to be mortgage ready as homes become available for sale.
- Contract with local organizations to pilot a deferred payment loan program and an individual development accounts program with \$2.25 million in funding from the County of Maui.



Organize & Advocate

Together, we are:

- Partnering with residents, nonprofits, government, and the private sector to advocate for regulatory and public policy changes needed to create affordable housing in Maui County.
- Encouraging residents impacted by the housing crisis to participate in solution building.

Activity

Activated Maui residents to testify on bills being considered by the Maui County Council. Grew House Maui's email list to nearly 300 subscribers in 2022 and more than 1,000 followers across major social media platforms.

Impact: When the Maui County Council was considering legislation that would affect housing affordability, we sent action alerts, engaging our networks to advocate for adoption of Resolutions 22-51, 22-84, and 22-85 and encouraging revision of Bill 107. Public testimony drove the support and adoption of all the resolutions we targeted and forced a deeper conversation about how Bill 107 would affect the development of housing within Maui County.

What's Next?

In 2023, we will:

- Launch a public awareness campaign to increase understanding and acceptance of smart-growth principles and affordability tools like increased density in the urban core, mixed-use development, and by-right development processes.
- Craft and build buy-in for at least two policy proposals that will improve housing affordability for Maui County residents.
- Partner with organizations that have strong community organizing systems in place, target grantmaking to support their work, and coordinate with them to support policy proposals.

House Maui Advisory Council

The House Maui Advisory Council was formed in April 2020 and is dedicated to identifying opportunities to increase home production for Maui County residents. The Advisory Council meets to review strategies and make recommendations to HCF on housing policy, initiative strategy, and other community matters. The Advisory Council consists of leaders from various sectors of the community, including government, private business, and nonprofit organizations. To see the full list of House Maui Advisory Council members, visit housemaui.com/about.

Support House Maui

The generosity of donors makes it possible for us to bring our community together and create a housing system that works for everyone in Maui County. If you're ready to become a catalyst for change and want to contribute to equitable solutions to Maui's housing challenges, please contact Inger Tully, Director of Philanthropy, Maui County, at itully@hcf-hawaii.org today.

For other inquiries, please contact House Maui Director, Keoni Kuoha, at kkuoha@hcf-hawaii.org.

