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North Kohala CDP

MEMORANDUM

To: Affordable Housing Focus Group

From: Bruce Tsuchida

Date: November 21, 2007

NOTES FROM AFFORDABLE HOUSING FG MEETING NO. 3 – 11/20/07

Attendees: Hermann Fernandez, Beth Robinson, Nelson Denman, Terra Sutton, Crystal West, Kaleopono Norris, Elaine Christianson, Andi Longpre, Allen Salavea, Harmonee Williams, Bruce Tsuchida

The Agenda was:

1. WELCOME AND SELF-INTRODUCTIONS
 2. PRESENTATION: HAWAI'I ISLAND COMMUNITY DEVELOPMENT CORPORATION
 3. REPORT ON CURRENT HOUSING MARKET IN NK
 4. REVIEW: WORKING PAPER ON AFFORDABLE HOUSING FOR NORTH KOHALA (2ND DRAFT)
 5. RELATED DISCUSSION: POSSIBLE SITES FOR (SMALL) AFFORDABLE HOUSING PROJECTS
 6. NEXT STEPS
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1. **KEITH KATO/HICDC** – Guest Keith Kato, Executive Director of the “Hawaii Island Community Development Corporation” (HICDC) gave a short presentation the mission and accomplishments of his organization. HICDC coordinates “Self-Help” housing projects and develops Senior Housing projects. To date, HICDC has developed about 210 units County-wide. Currently planned projects include a 22-lot Self Help housing project near Kohala High School and a 30-unit Senior Housing project at Aina Kea. Discussion included questions relating to:
 - Possible restrictions on resale of self-help homes at market prices
 - Possible application of “land trust” model to keep prices low
 - Possible application of “smart growth” principles to self-help housing
 - Can the design of the self-help homes be improved?
 - Does HICDC have any “market data” on North Kohala? (Ans: “No”)
 2. **Housing Data** – Beth Robinson provided a report on North Kohala home prices for the period 2003 to 2007. Terra and Elaine also contributed to the report. During our

Meeting No. 1, participants noted that “affordable” home prices for young Kohala families would probably be in the range of \$200,000 to \$250,000. This report noted that “not a single North Kohala home has sold for under \$250,000 since 2003.” The report noted that, in the past, many affordable homes were created by building a second home on a 15,000 sf lot, and that many affordable rentals appear to be unpermitted structures. Related discussion:

- County used to allow second home on a lot thru CPR and Ohana rules. Now, however, CPR no longer allowed, and Ohana dwellings not possible because Water Dept. will not approve 2nd water meter for a house lot. Question: can one or both of these policies be changed so that more affordable housing can be provided on existing lots?
 - In general: how can Water Dept. become part of the CDP process and CDP thinking?
 - Need to clearly define family income that would qualify a family to purchase an “affordable home.”
3. **Affordable Housing Working Paper Draft No. 2** – We did a relatively quick review of the revised Working Paper, with emphasis on the section on the island-wide “Hawaii Island Housing Trust” (HIHT). Bruce summarized the structure and mission of HIHT, and suggested that a subsidiary LLC of HIHT could be created to develop one or more affordable housing projects in North Kohala. It may also be possible for the Kohala Community Land Trust to form a relationship with HIHT.
4. **Sites for Affordable Housing** – Bruce asked Focus Group members to think about and identify sites near existing town centers that might be appropriate for the construction of affordable housing: i.e., sites of a few acres that are not yet developed, that are relatively level, that are on or near existing roads, and within walking distance of a town center. Sites could include State or County land. Bruce asked members to email ideas to him during the next 2 weeks.
5. **Survey Form** – Bruce passed out a draft “Affordable Housing Survey” form and asked Focus Group members to review and provide questions, additions, corrections. Target is to get these surveys disseminated in early December, with responses from people before Christmas.
6. **Related Events** – Bruce asked for a volunteer to provide an Affordable Housing Focus Group progress report to the Steering Committee at their Dec. 5 meeting. Beth volunteered to write the report, and Elaine volunteered to present same. We also discussed the upcoming January 12 Community Meeting and possible role of the Focus Groups in that meeting. More details will be forthcoming on this subject.