

**Addendum No. 1**  
**RFP-18-001OCS**  
**AFFORDABLE HOUSING POLICY ANALYSIS**  
February 23, 2018

This addendum is hereby made a part of RFP-18-001OCS and it shall amend the said document in the following respects:

- 1) The Office of Council Services, County of Maui, has provided responses to questions submitted by prospective vendors for this RFP.

**RE: Office of Council Services, County of Maui, RFP-18-001OCS for an Affordable Housing Policy Analysis**

**Subject:** Response to a request for clarifications relating to the above RFP.

**Q #1. Request for Clarification:** Would the County consider extending the timeline for both RFPs to allow for a process of facilitated conversations with developers, nonprofits, community members, and other key stakeholders?

We believe there is need for a minimum of 6 to 8 months to engage all key stakeholders through a comprehensive community participation process. This will assist with gaining various perspectives, concerns, and input to ultimately inform a more effective affordable housing policy plan.

**Response:** Proposals requesting an extended deadline will be considered with adequate justification. However, priority consideration will be given to proposals that meet the established dates outlined in the RFP schedule.

Proposals should focus on utilizing experienced, professional resources to generate workable solutions. A comprehensive vetting process of any recommendations will be done once the report is issued to the Maui County Council.

**Q #2. Request for Clarification:** Does OCS have a specific definition of “affordable” that will be used for the project, or will the vendor be asked to provide definition(s)?

**Response:** Pursuant to Section 2.86.140-Definitions, Maui County Code:

“Affordable housing” means long-term residential developments to be sold or rented for a ten-year period within the price range established

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by the Director of Housing and Human Concerns for persons or families whose incomes are identified as one hundred forty percent or less of the area median income for the county as determined by the Department of Housing and Urban Development of the United States of America. The term "affordable housing" includes persons or families within the following income groups:

- A. "Very low income" which are those earning fifty percent or less of the area median income;
- B. "Lower income" which are those earning more than fifty percent but not more than eighty percent of the area median income;
- C. "Moderate income" which are those earning more than eighty percent but not more than one hundred twenty percent of the area median income; and
- D. "Above-moderate income" which are those earning more than one hundred twenty percent but not more than one hundred forty percent of the area median.

"Affordable housing project" means a long-term residential development of ten or more dwelling units in which fifty percent or more of the dwelling units of a development shall be marketed as affordable housing in accordance with the following:

- 1. That not less than ten percent of the dwelling units of the development shall be marketed within the price range established by the Director of Housing and Human Concerns for persons or families whose incomes are identified as eighty percent or less of the area median income for the county as determined by the Department of Housing and Urban Development of the United States of America; and
- 2. That not more than twenty percent of the dwelling units of the development shall be marketed within the price range established by the Director of Housing and Human Concerns for persons or families whose incomes are identified as more than one hundred twenty percent but not more than one hundred forty percent of the area median income for the county as determined by the Department of Housing and Urban Development of the United States of America.

- Q #3. **Request for Clarification:** Will you entertain proposals with a longer duration? Policy and planning collaboration, (7.b, p. 7; 5.c, p.3), coordination (7.b.i.3, p.7), and partnerships (7.b.i.4, p.7) may involve numerous persons and agencies, who have very busy schedules, and may need to be consulted more than once. In our experience it will be difficult to handle this process in three months. Or have we misinterpreted the level of collaboration you are looking for?

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Response: Proposals requesting a longer duration will be considered with adequate justification. However, priority consideration will be given to proposals that meet the established dates outlined in the RFP schedule.

Q #4. **Request for Clarification:** 7.b.iii, p.8. RE: “Develop enabling legislation...” Are you looking for the content of proposed legislation or the formal wording of bills and ordinances?

Response: The objective of the policy analysis is to create policy recommendations and incentives by identifying, reducing, and eliminating barriers that impede the development of affordable housing.

While drafting legislation is not a required element of the proposal, the vendor must have experience in citing ordinances and rules, and propose revisions if deemed necessary.


Q #5. **Request for Clarification:** Although mentioned in the background material, some issues were not specifically mentioned in the scope for either study. These include the impact of vacation rental regulations, the broader influence of the visitor industry on population growth and prices, out-of-state buyers, and the move toward so-called ‘monster houses’ as a response to crowding and doubling-up. Are you expecting that these will be covered as part of the policy review, or are they not to be covered in this study?

Response: Additional topics may be considered in consultation with the requestor, but the proposal shall contain, at a minimum, the items listed under Section 7, Specifications.

Q #6. **Request for Clarification:** Similarly, it would seem incentives would be an integral part of a policy study, but they are covered in the implementation plan RFP. Will incentives need to be covered here as well?

Response: Additional topics may be considered in consultation with the requestor, but the proposal shall contain, at a minimum, the items listed under Section 7, Specifications.

Approval:

  
MIKE WHITE, COUNCIL CHAIR  
Council of the County of Maui

Issued: February 23, 2018