

MICHAEL P. VICTORINO
Mayor

LORI TSUHAKO
Director

LINDA R. MUNSELL
Deputy Director



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COUNTY OF MAUI
DEPARTMENT OF HOUSING
& HUMAN CONCERNS
COUNTY OF MAUI
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WAILUKU, MAUI, HAWAII 96793
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OFFICE OF THE MAYOR

January 6, 2020

Honorable Michael P. Victorino
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

[Signature] 1/6/20
Date

For Transmittal to:

Honorable Tasha Kama, Chair
Affordable Housing Committee
Maui County Council
200 S. High Street
Wailuku, Hawaii 96793

Dear Chair Kama:

SUBJECT: BIENNIAL REVIEW OF RESIDENTIAL WORKFORCE HOUSING POLICY (CHAPTER 2.96, MAUI COUNTY CODE) (AH-10)

In response to your request for information dated December 24, 2019, attached is a summary of the Chapter 2.96 projects with signed Residential Workforce Housing Agreements. The projects highlighted in green and red will provide the required 25% workforce housing units. Projects highlighted in blue will provide more than 25% workforce housing units.

Not included on the list is the Kulamalu Hale Project, which is a 2.96 project owned by the County. Also note that it appears that Kauhikoa Farms II was double counted in Deputy Director Munsell's presentation to your committee on Dec. 24, 2019 (AH-23).

Thank you for the opportunity to provide this information. Should you have any questions, please feel free to contact me at Ext. 7805.

Sincerely,

[Signature]

LORI TSUHAKO, LSW, ACSW
Director of Housing and Human Concerns

Attachment
xc: Housing Division

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RESIDENTIAL WORKFORCE HOUSING PROJECTS EXECUTED UNDER CHAPTER 2.96, MAUI COUNTY CODE

PROJECT NAME	EFFECTIVE Date of RWHA	RENTAL OR FOR SALE	TOTAL UNITS IN PROJ	AFFORDABLE HOUSING UNITS					MARKET UNITS		
				Units Required	Units Completed	% Affordable Provided	Note	Units Remaining	Approved	Built To-Date	Units Remaining
2.96 Projects											
Baldwin Ranch Estates <i>Developer: Lot 3, LLC</i>	2/24/2017	For Sale	16	4	0	25%		4	12	0	12
Haiku Town Acres <i>Developer: Haiku Town, LLC.</i>	9/25/2017	For Sale	45	10	5	25%	5 units satisfied via credits	0	40	40	0
Kamalani <i>Developer: Kamalani Ventures, LLC, A&B</i>	6/23/2015	For Sale	630	170	170	27%	30 units ultimately sold with deed restrictions	0	460	0	460
Kauhikoa Farms II <i>Developer: Kauhikoa Elua, LLC</i>	1/3/2018	For Sale	12	3	0	25%	Satisfied via credits	0	9	9	0
Keala O Wailea <i>Developer: Keala O Wailea, LLC</i>	3/9/2016	For Sale	70	18	0	25%	Satisfied via credits	0	52	52	0
Kua'aina Mauka <i>Developer: TY Property</i>	6/7/2017	For Sale	32	7	0	25%		7	25	0	25
Makalii at Wailea <i>Developer: Wailea MF-15, LLC</i>	10/24/2018	For Sale	68	17	17	25%	Satisfied via credits	0	51	0	51
Hoonani Subdivision <i>Developer: Maui Waiohuli</i>	12/9/2015	For Sale	27	27	0	100%		27	0	0	0
Kahului Lani Senior I & II <i>Developer: Kahului Lani, LP</i>	4/13/2018	Rental	164	164	0	100%		164	0	0	0
Kaiaulu @ Kaanapali <i>Developer: Aina Pacific, LLC,</i>	5/11/2015	For Sale	33	33	33	100%		0	0	0	0
Kalama Kai Apartments <i>Developer: Armstrong Companies</i>	4/15/2015	For Sale	40	40	40	100%	5 of 40 units ultimately sold at market	0	0	0	0
Kamaole Point <i>Developer: Kamaole Point</i>	11/4/2015	For Sale	129	129	0	100%		129	0	0	0
Mokuhau <i>Developer: Lokahi Pacific</i>	8/17/2015	For Sale	16	16	16	100%		0	0	0	0
Pailolo Place <i>Developer: Pailolo Investments,</i>	2/3/2018	For Sale	42	42	0	100%		42	0	0	0
Pauwela Homes <i>Developer: Kauhikoa Land, LLC</i>	10/25/2016	For Sale	33	33	0	100%		33	0	0	0

PROJECTS HIGHLIGHTED IN GREEN PROVIDED/WILL PROVIDE THE REQUIRED 25%
 PROJECTS HIGHLIGHTED IN BLUE PROVIDED/WILL PROVIDE MORE THAN 25%
 PROJECTS HIGHLIGHTED IN RED ARE COMMERCIAL / LIGHT INDUSTRIAL PROJECTS

RESIDENTIAL WORKFORCE HOUSING PROJECTS EXECUTED UNDER CHAPTER 2.96, MAUI COUNTY CODE

PROJECT NAME	EFFECTIVE Date of RWHA	RENTAL OR FOR SALE	TOTAL UNITS IN PROJ	AFFORDABLE HOUSING UNITS				MARKET UNITS			
				Units Required	Units Completed	% Affordable Provided	Note	Units Remaining	Approved	Built To-Date	Units Remaining
<i>Agreements Below are for Commercial / Light Industrial Projects</i>											
Grand Wailea Expansion <i>Developer: BRE Iconic</i>	6/28/2019	Rental	17	5	0	25%	Satisfied via credits	0	12	12	0
Pua'a Subdivision <i>Developer: CMBY 2011</i>	2/24/2017	For Sale	28	7	0	25%	Satisfied via credits	0	21	0	21
Waiko Light Industrial <i>Developer: Waiko Industrial</i>	4/11/2017	For Sale	24	6	0	25%	Satisfied via credits	0	18	18	0
TOTALS			529	496					33		

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