

Council Chair
Alice L. Lee

Vice-Chair
Yuki Lei K. Sugimura

Presiding Officer Pro Tempore
Tasha Kama

Councilmembers
Tom Cook
Gabe Johnson
Tamara Paltin
Keani N.W. Rawlins-Fernandez
Shane M. Sinenci
Nohelani U'u-Hodgins



COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

May 8, 2025

Director of Council Services
David M. Raatz, Jr., Esq.

Deputy Director of Council Services
Richelle K. Kawasaki, Esq.

RECEIVED
2025 MAY -9 AM 8:58
OFFICE OF THE
COUNTY CLERK

The Honorable Alice L. Lee
Council Chair
County of Maui
Wailuku, Hawaii 96793

Dear Chair Lee:

SUBJECT: **AMENDMENT TO BILL 41, CD1 (2025)** (PAF 25-119)

May I request that the attached proposed amendment to Bill 41, CD1 (2025), entitled "A BILL FOR AN ORDINANCE RELATING TO THE OPERATING BUDGET FOR THE COUNTY OF MAUI FOR THE FISCAL YEAR JULY 1, 2025, TO JUNE 30, 2026," be placed on the next Council meeting agenda.

Sincerely,

Tamara A. M. Paltin

TAMARA PALTIN
Councilmember

paf:jpp:25-119a

Attachment

COUNTY COMMUNICATION NO. 25-7

MAUI COUNTY COUNCIL
Amendment Summary Form

Legislation: Bill 41, CD1 (2025), entitled "A BILL FOR AN ORDINANCE RELATING TO THE OPERATING BUDGET FOR THE COUNTY OF MAUI FOR THE FISCAL YEAR JULY 1, 2025, TO JUNE 30, 2026."

Proposer: Councilmember Tamara Paltin.

Description: My amendment would appropriate \$15,000,000 for a grant to MOV Construction LLC for the Pulelehua Affordable Housing Project.

Motion: I intend to move to amend Bill 41, CD1 (2025) at Appendix A, Part II, Special Purpose Revenues, Affordable Housing Fund, Section L, as follows:

1. Increase "Estimated Balance as of 6/30/2025" by \$15,000,000; and
2. Insert the following:

“(17) Up to \$15,000,000 must be for a grant to MOV Construction LLC for the Pulelehua Project at TMKs: (2) 4-3-001:082 and 083 located on Akahale Street in Lahaina, Maui, Hawai‘i. The developer may only have access to the grant funds for 180 days and if the developer:

(i) Complies with the requirements under Chapter 104, Hawai‘i Revised Statutes; and

(ii) Conveys Reservoir 140 at TMK (2) 4-4-002:016 located in Lahaina, Maui, Hawai‘i, or any other water assets to the County that it considers acceptable and

May 16, 2025, Council meeting

BILL 41, CD1 (2025)

mutually beneficial in exchange
for potable water.”

Attachment: The attachment shows my amendment’s effect, with deleted
material in strikethrough and new material in red.

paf:jpp:25-119b

**II. SPECIAL PURPOSE REVENUES - SCHEDULE OF REVOLVING/SPECIAL FUNDS
FOR FISCAL YEAR 2026**

	ESTIMATED BALANCE AS OF 6/30/2025	ANTICIPATED REVENUES FOR FY 2026	TOTAL FOR FY 2026
J. Emergency Fund (Section 9-14, Revised Charter of the County of Maui (1983), as amended; Chapter 3.96, Maui County Code)	83,200,460	21,802,054	105,002,514
K. Ocean Recreational Activity Fund (Section 13.04A.370, Maui County Code)	541,307	48,890	590,197
(1) Up to \$1,100 must be for required Ocean Protection and Cultural Awareness classes for permit holders.			
(2) Disbursement for salaries and premium pay is limited to \$90,432 and 2.0 equivalent personnel.			
(3) Disbursement for operations or services is limited to \$43,900.			
L. Affordable Housing Fund (Section 9-20, Revised Charter of the County of Maui (1983), as amended; Chapter 3.35, Maui County Code)	40,992,593 25,992,593	46,959,284	46,959,284
(1) Up to \$70,000 must be for Administrative expenses.			
(2) Up to \$681,425 must be for a grant to Hawaiian Community Development Board for on-site improvements and off-site infrastructure for Hale O Pi'ikea I Project, located in Kīhei, Maui, Hawai'i. The project will include nine (9) units at or below thirty (30) percent of the area median income ("AMI"), nine (9) units at or below fifty (50) percent of the AMI, and seventy-one (71) units at or below sixty (60) percent of the AMI. TMK: (2) 3-9-002-076-0001.			

**II. SPECIAL PURPOSE REVENUES - SCHEDULE OF REVOLVING/SPECIAL FUNDS
FOR FISCAL YEAR 2026**

	ESTIMATED BALANCE AS OF 6/30/2025	ANTICIPATED REVENUES FOR FY 2026	TOTAL FOR FY 2026
(3) Up to \$1,472,074 must be for a grant to Hawaiian Community Development Board for on-site improvements and off-site infrastructure for Hale O Pi'ikea II Project located in Kihei, Maui, Hawai'i. The project will include ten (10) units at or below thirty (30) percent of the AMI, ten (10) units at or below fifty (50) percent of the AMI, and seventy-six (76) units at or below sixty (60) percent of the AMI. TMK: (2)3-9-002-076-0003.			
(4) Up to \$1,379,037 must be for a grant to Hawaiian Community Development Board for Hale O Pi'ikea III located in Kihei, Maui, Hawai'i. The project will include four (4) units at or below thirty (30) percent of the AMI, four (4) units at or below forty (40) percent of the AMI, and twenty-seven (27) units at or below sixty (60) percent of the AMI. TMK: (2) 3- 9-002-076-004.			
(5) Up to \$1,015,000 must be for a grant to Homestead Community Development Corporation for the permanently Affordable Rental Housing Unit Strategy with proposed units located in Kihei and Wailuku, Maui, Hawai'i. The project will include three (3) units at or below eighty (80) percent of the AMI, and three (3) units at or below 120 percent of the AMI.			

**II. SPECIAL PURPOSE REVENUES - SCHEDULE OF REVOLVING/SPECIAL FUNDS
FOR FISCAL YEAR 2026**

	ESTIMATED BALANCE AS OF 6/30/2025	ANTICIPATED REVENUES FOR FY 2026	TOTAL FOR FY 2026
(6) Up to \$3,500,000 must be for a loan to Kehalani Affordable LLC., for the Kehalani Apartments Project located in Wailuku, Maui, Hawai'i. The project will include four (4) units at or below thirty (30) percent of the AMI, and thirty-one (31) units at or below sixty (60) percent of the AMI. TMK: (2) 3-5-001-063-0006.			
(7) Up to \$7,200,000 must be for a loan to A0745 Lanai, L.P., for the Kaiāulu O Lāna'i Project located in Lāna'i City, Lāna'i, Hawai'i. The project will include eight (8) units at or below thirty (30) percent of the AMI, eight (8) units at or below forty (40) percent of the AMI, and fifty-two (52) units at or below sixty (60) percent of the AMI. TMK: (2) 4-9-002-058.			
(8) Up to \$226,211 must be for a grant to Ka Hale A Ke Ola Homeless Resource Centers, Inc. for the Emergency Shelter Buildings Rehabilitation Project in located in Wailuku, Maui, Hawai'i. The project will rehabilitate seventy-two (72) units at or below fifty (50) percent of the AMI. TMK: (2) 3-8-046-033.			
(9) Up to \$5,000,000 must be for a grant to Hui Kauhale, Inc. for the Kaiahale 'o Kahiluhilu (Phase I) located in Kahului, Maui, Hawai'i. The project will include ten (10) units at or below 30 percent of the AMI, fifty-five (55) units at or below fifty (50) percent of the AMI, and 131 units at or below sixty (60) percent of the AMI. TMK: (2) 3-7-004-003 (portion).			

**II. SPECIAL PURPOSE REVENUES - SCHEDULE OF REVOLVING/SPECIAL FUNDS
FOR FISCAL YEAR 2026**

	ESTIMATED BALANCE AS OF 6/30/2025	ANTICIPATED REVENUES FOR FY 2026	TOTAL FOR FY 2026
(10) Up to \$5,000,000 must be for a grant to Hui Kauhale, Inc. for the Kaiahale 'o Kahiluhilu (Phase II) located in Kahului, Maui, Hawai'i. The project will include seven (7) units at or below thirty (30) percent of the AMI, twenty-eight (28) units at or below fifty (50) percent of the AMI, and seventy (70) units at or below sixty (60) percent of the AMI. TMK: (2) 3-7-004-003 (portion).			
(11) Up to \$651,245 must be for a grant to Arc of Maui County for plumbing and window rehabilitation of four (4) group homes for the adults with special needs. Twenty (20) units are at or below 140 percent of the AMI.			
(12) Up to \$2,000,000 must be for a grant to A0746 Lahaina, L.P. for the Kaiāulu o Nāpili Project located in Nāpili, Maui, Hawai'i for the planning, design, and new construction. The project will include fourteen (14) units at or below thirty (30) percent of the AMI, fourteen (14) units at or below forty (40) percent of the AMI, and eighty-six (86) units at or below sixty (60) percent of the AMI. TMK: (2) 4-3-001-096.			
(13) Up to \$3,500,000 must be for a grant to Housing and Land Enterprise of Maui, dba Na Hale O Maui for the NHOM Fairways at Maui Lani for planning, design, and new construction of seven (7) single family homes between eighty (80) to 140 percent of the AMI.			

**II. SPECIAL PURPOSE REVENUES - SCHEDULE OF REVOLVING/SPECIAL FUNDS
FOR FISCAL YEAR 2026**

	ESTIMATED BALANCE AS OF 6/30/2025	ANTICIPATED REVENUES FOR FY 2026	TOTAL FOR FY 2026
(14) Up to \$500,000 must be for water use development fees for the Kilohana Makai Workforce Housing Project located in Kīhei, Maui, Hawai'i. TMK (2) 3-9-004:141.			
(15) Up to \$500,000 must be for the buyback of a Mokuhan Subdivision property. TMK (2) 3-4-033:093			
(16) Up to \$25,000,000 must be for a grant to Lipoa Apartments for an affordable rental housing development in Kīhei."			
(17) Up to \$15,000,000 must be for a grant to MOV Construction LLC for the Pulelehua Project at TMKs: (2) 4-3-001:082 and 083 located on Akahahele Street in Lahaina, Maui, Hawai'i. The developer may only have access to the grant funds for 180 days and if the developer:			
(i) Complies with the requirements under Chapter 104, Hawai'i Revised Statutes; and			
(ii) Conveys Reservoir 140 at TMK (2) 4-4-002:016 located in Lahaina, Maui, Hawai'i, or any other water assets to the County that it considers acceptable and mutually beneficial in exchange for potable water.			
M. Kaunoa Senior Services Leisure Program Activities Revolving Fund (Chapter 3.37, Maui County Code)	92,528	68,190	160,718
(1) Up to \$160,718 must be for Leisure Program activities.			