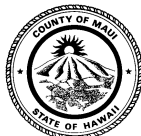


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Director of Council Services
David M. Raatz, Jr., Esq.

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

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

October 14, 2025

Mr. Richard Mitchell, Director
Department of Housing
County of Maui
Wailuku, Hawaii 96793

Dear Mr. Mitchell:

SUBJECT: BILL 152 (2025), AMENDING THE FISCAL YEAR 2026 BUDGET, APPENDIX A, PART I, DEPARTMENT OF HOUSING (COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, COUNTY-OWNED SENIOR AFFORDABLE RENTAL HOUSING, PROJECT: NĀ HALE KŪPUNA OPERATIONS) (BFED-9)

The Council's Budget, Finance, and Economic Development Committee is in receipt of Bill 152 (2025).

May I please request your response to the following:

1. Provide a comprehensive unit-level financial analysis for the Nā Hale Kūpuna Program properties. Please provide the information for each unit and in total:
 - a. Monthly rent revenue.
 - b. Monthly direct costs.
 - c. Monthly indirect costs.
 - d. Tenant subsidy, by source and amount.
 - e. Resulting monthly deficit or surplus.

2. If a unit or the portfolio shows a deficit, please explain how the shortage is funded. If there is a surplus, please explain how the surplus is used.
3. Provide the following:
 - a. Definitions of direct and indirect costs.
 - i. Direct costs: identify all costs directly tied to operating the unit, and include any property-management costs associated with the Cameron Center in direct costs.
 - ii. Indirect costs: identify program-level or shared costs not directly tied to a specific unit.
 - b. A supplemental schedule that lists each cost type by category, direct or indirect, the average monthly amount, and the allocation method used to assign each cost to individual units.
 - c. A short narrative that describes the allocation basis for each indirect cost, such as by square footage, headcount, or equal share.
4. Please format the report as a spreadsheet with one row per unit and a row for totals. Include columns for unit identifier, monthly rent revenue, monthly direct costs, monthly indirect costs, tenant subsidy, and net deficit or surplus.
5. Regarding the “County-owned Senior Affordable Rental Housing Project: Nā Hale Kūpuna Operations” appropriation of \$100,000 in Appendix A, Part I, of the FY 2026 Budget:
 - a. What are the intended uses of this appropriation?
 - b. How much has been expended to date, and what balance remains? Please provide the as of date.
 - c. Is the appropriation expected to cover all costs for FY 2026? If not, once these funds are expended, how will the costs be funded? Please identify the funding sources and amounts.

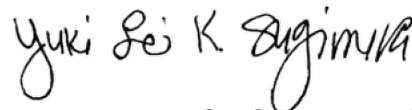
Mr. Richard Mitchell
October 14, 2025
Page 3

- d. Is the property-management fee paid from this appropriation?
If so, what are the contract amount, term, and monthly cost?

May I further request you transmit your response to bfed.committee@mauicounty.us by **October 20, 2025**. To ensure efficient processing, please include the Committee item number in the subject line.

Should you have any questions, please contact me or the Committee staff (Kirsten Szabo at ext. 7662, or Pauline Martins at ext. 8039).

Sincerely,

A handwritten signature in black ink that reads "Yuki Lei K. Sugimura". The signature is written in a cursive, flowing style.

YUKI LEI K. SUGIMURA, Chair
Budget, Finance, and Economic
Development Committee

bfed:ltr:009aho01:kes

cc: Mayor Richard T. Bissen, Jr.
Jolie Jenkins, CDBG Program Manager

BFED Committee

From: BFED Committee
Sent: Tuesday, October 14, 2025 4:15 PM
To: Richard.E.Mitchell@co.maui.hi.us
Cc: Saumalu Mataafa; Amanda.M.Martin@co.maui.hi.us; Jill.Peterson@co.maui.hi.us; 'Michelle Santos'; 'Zeke Kalua'; Jolie.Jenkins@co.maui.hi.us
Subject: BILL 152 (2025), AMENDING THE FISCAL YEAR 2026 BUDGET, APPENDIX A, PART I, DEPARTMENT OF HOUSING (COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, COUNTY-OWNED SENIOR AFFORDABLE RENTAL HOUSING, PROJECT: NĀ HALE KŪPUNA OPERATIONS) (BFED-9)
Attachments: Correspondence to Director of Housing 10-14-2025.pdf