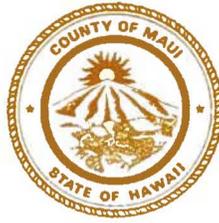


**RICHARD T. BISSEN, JR.**  
Mayor

**RICHARD E. MITCHELL, ESQ.**  
Director

**SAUMALU MATA'IFA**  
Deputy Director



**DEPARTMENT OF HOUSING**  
COUNTY OF MAUI  
2065 MAIN STREET, SUITE 108  
WAILUKU, MAUI, HAWAII 96793  
PHONE: (808) 270-7110  
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October 29, 2024

Honorable Richard T. Bissen, Jr.  
Mayor, County of Maui  
200 South High Street  
Wailuku, Maui, Hawaii 96793

For Transmittal to:

Honorable Tasha Kama, Chair  
Housing and Land Use Committee  
Maui County Council  
200 South High Street  
Wailuku, Maui, Hawaii 96793

**SUBJECT: DEPARTMENT OF HOUSING PROJECT LIST**

Dear Chair Kama,

During the Housing and Land Use Committee's meeting on October 23, 2024, Council Vice-Chair Yuki Lei Sugimura requested an updated list of housing projects. Please find enclosed the Department of Housing's current list of completed, in-progress, and pending projects. In the pending projects spreadsheet there are six projects listed as inactive in the "district status" column.

Mahalo for the opportunity to provide this information. Should you have any questions feel free to contact the Department at ext. 7710.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard E. Mitchell", written over a circular stamp or seal.

RICHARD E. MITCHELL, ESQ.  
Director of Housing

Encl. (1)

OFFICE OF THE  
COUNTY COUNCIL

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Maui County Affordable Housing Projects - Status Update (Oct. 29, 2024)

PROJECT NAME	DISTRICT STATUS	PROCESS	COUNTY Ordinance/ Reso No.	EFFECTIVE Date Adopted or Ordinance	FUNDING Funding Sources	TOTAL UNITS	AFFORDABLE HOUSING UNITS				MARKET UNITS			PRODUCT TYPE
							Units Required	Units Completed	Note	Units Remaining	Approved	Built To-Date	Units Remaining	Rental or For Sale
<b>Pending Projects</b>														
<b>** Aikanaha Phase I</b> <i>Developer: Pacific Development Group</i>	Waikapu Portion of Waikapu Town Country Master Plan	2.96, MCC	n/a	Pending	AHF	106	106	0		106	0	0	0	For Sale
<b>** Aikanaha Phase II</b> <i>Developer: Pacific Development Group</i>	Waikapu Portion of Waikapu Town Country Master Plan	2.96, MCC	n/a	Pending	AHF	106	106	0		106	0	0	0	For Sale
<b>** Hale O Pi'ikea Project - Phase III</b> <i>Developer: Ikenakea Pi'ikea, LP</i>	Kihei Pending Permits	2.96, MCC	n/a	4/4/2022	AHF LIHTC RHRF	36	35	0	1 Manager Unit	36	0	0	0	Rental
<b>** Hale Pilina Affordable Housing</b> <i>Developer: Catholic Charities</i>	Kahului Est start construction 4th Qtr 2024	2.97, MCC	21-177	11/5/2021	AHF LIHTC RHRF	178	178	0		178	0	0	0	Rental
<b>Hana Affordable Project</b> <i>Developer: Habitat for Humanity</i>	Hana INACTIVE	201H-038	17-159	11/3/2017	N/A	25	25	0		25	0	0	0	For Sale
<b>Honokowai Subdivisions</b> <i>Developer: Kaanapali Land Management Corp.</i>	West Maui INACTIVE	2.96, MCC	n/a	4/15/2020	N/A	61	16	0	To be Satisfied via credits	16	61	0	61	For Sale - lot only
<b>Hoonani Subdivision</b> <i>Developer: Maui Waiohuli Partner</i>	South Maui/Kihei INACTIVE	2.96, MCC	n/a	12/9/2015	N/A	27	27	0		27	0	0	0	For Sale
<b>Kamaole Point</b> <i>Developer: Kamaole Point Development, LP</i>	South Maui/Kihei INACTIVE	2.96, MCC	n/a	11/4/2015	N/A	129	129	0		129	0	0	0	For Sale
<b>** Ke Kahua Affordable Housing Community Project</b> <i>Developer: Waiehu Housing, LP</i>	Waiehu Pending RWHA & Execution of AHF Loan Agreement	2.97, MCC	n/a	5/5/2023 approved by DHHC Director, pursuant to Chapter 2.97, Maui County Code	AHF	120	120	0		120	0	0	0	Rental
<b>Kuikahi Villages Project</b> <i>Developer: Kuikahi Properties, LLC</i>	Wailuku Pending Financing Approval	2.97, MCC	22-97	10/7/2022	N/A	202	202	0		202	0	0	0	For Sale

Maui County Affordable Housing Projects - Status Update (Oct. 29, 2024)

PROJECT NAME	DISTRICT STATUS	PROCESS	COUNTY Ordinance/ Reso No.	EFFECTIVE Date Resolution Adopted or Ordinance	FUNDING Funding Sources	TOTAL UNITS	AFFORDABLE HOUSING UNITS				MARKET UNITS			PRODUCT TYPE
							Units Required	Units Completed	Note	Units Remaining	Approved	Built To-Date	Units Remaining	Rental or For Sale
<b>Kulamalu Market Apartments</b> <i>Developer: Kulamalu Market Apartments, LLC</i>	Pukalani <b>INACTIVE</b>	2.96, MCC	n/a	4/5/2021	N/A	13	4	0	to be satisfied via credits	0	9	0	9	Rental
<b>Lanai Affordable Housing Project</b> <i>Developer: County of Maui</i>	Lanai	201H-038	96-31	3/5/2010	AHF	372	372	0		372	0	0	0	Mixed
<b>** Liloa Hale Senior Housing</b> <i>Developer: Highridge Costa</i>	Kihei Pending Final Subdivision Approval	2.97 MCC	20-123	11/24/2020	AHF LIHTC HMMF RHRF	117	117	0		117	0	0	117	Rental
<b>Makila Farms</b> <i>Developer: Makila Kai, LLC</i>	West Maui <b>INACTIVE</b>	201H-038	19-169	10/4/2019	N/A	34	19	0		19	15	0	15	For Sale
<b>Waikapu Town Country</b> <i>Developer: Waikapu Properties, LLC</i>	Waikapu Pending RWHA for Master Project & Phasing	CIZ	23-69	8/22/2023	N/A	1433	500	0		500	933	0	933	For Sale
<b>** Waikapu Ventures, LLC</b> <i>Developer: Waikapu Development Ventures, LLC.</i>	Central Maui/Wailuku Pending Final Subdivision Approval.	201H-038 2 year extension approved to start constr from 9/7/2020	18-150	9/7/2018	AHF	80	80	0		80	0	0	0	For Sale
<b>TOTAL UNITS FOR PENDING PROJECTS:</b>						<b>3039</b>	<b>2036</b>	<b>0</b>		<b>2033</b>	<b>1018</b>	<b>0</b>	<b>1135</b>	

Maui County Affordable Housing Projects - Status Update (Oct. 29, 2024)

PROJECT NAME	DISTRICT COMPLETION DATE	PROCESS	COUNTY Ordinance/ Reso No.	EFFECTIVE Date Resolution Adopted or Ordinance	FUNDING Funding Sources	TOTAL UNITS	AFFORDABLE HOUSING UNITS				MARKET UNITS			Product Type
							Units Required	Units Completed	Note	Units Remaining	Approved	Built To-Date	Units Remaining	Rental or For Sale
<b>Completed Projects (In previous 3 years)</b>														
<b>Hale Kaiola Project</b> <i>Developer: Alaula Builders</i>	Kihei October 2023	2.97 MCC	21-83	11/22/2021	N/A	40	40	40		0	0	0	0	For Sale
<b>Heritage Maui Lani</b> <i>Developer: Site 6D Homes, LLC</i>	Central Maui July 2021	2.96, MCC	n/a	10/18/2019	N/A	25	25	25		0	0	0	0	For Sale
<b>Kahului Lani Senior I &amp; II</b> <i>Developer: Kahului Lani, LP</i>	Central Maui / Kahului November 2021	2.96, MCC	n/a	4/13/2018	LIHTC HHMP RHRF	165	164	165	1 Mgr Unit	0	0	0	0	Senior Rental
<b>Kaiaulu O Halele'a - PH I</b> <i>Developer: A0716 Kihei LP</i>	South Maui/Kihei December 2022	2.96, MCC	21-155	10/4/2021	AHF LIHTC	64	63	64	1 Mgr. Unit	0	0	0	0	Rental
<b>Kaiaulu O Halele'a - PH II</b> <i>Developer: A0716 Kihei LP</i>	South Maui/Kihei September 2023	2.96, MCC	21-155	10/4/2021	AHF LIHTC	56	55	56	1 Mgr. Unit	0	0	0	0	Rental
<b>Kaulana Mahina Apartments (Wailuku Apts)</b> <i>Developer: BIT Wailuku, LLC</i>	Central Maui / Wailuku July 2024	201H-038	22-68	11/15/2018	N/A	324	165	165		0	159	159	0	Rental
<b>Kenolio Apartments</b> <i>Developer: Pacific West, Inc.</i>	South Maui/Kihei September 2022	201H-038	15-129	10/16/2015	LIHTC HHMP RHRF	184	184	184	2 Units Set Aside as Mgr Housing	0	0	0	0	Rental
<b>Waiale Elua</b> <i>Developer: Waiale Elua Road 201, LLC</i>	Central Maui / Wailuku August 2021	2.96, MCC	n/a	6/30/2016	N/A	70	70	70		0	0	0	0	For Sale
<b>TOTAL UNITS FOR COMPLETED PROJECTS:</b>						<b>928</b>	<b>766</b>	<b>769</b>			<b>159</b>	<b>159</b>	<b>0</b>	

Maui County Affordable Housing Projects - Status Update (Oct. 29, 2024)

PROJECT NAME	DISTRICT STATUS	PROCESS	COUNTY Ordinance/ Reso No.	EFFECTIVE Date Resolution Adopted or Ordinance	FUNDING Funding Sources	TOTAL UNITS	AFFORDABLE HOUSING UNITS				MARKET UNITS			PROJECT TYPE
							Units Required	Units Completed	Note	Units Remaining	Approved	Built To-Date	Units Remaining	Rental or For Sale
<b>Projects Under Construction</b>														
<b>** Hale O Pi'ikea Project - Phase I</b> <i>Developer: Ikenakea Pi'ikea LP</i>	Kihei Grading and site work underway	2.96, MCC	n/a	1/24/2022	AHF HMMF LIHTC RHRF	90	89	0	1 Mgr Unit	90	0	0	0	Rental
<b>** Hale O Pi'ikea Project - Phase II</b> <i>Developer: Ikenakea Pi'ikea LP</i>	Kihei Grading and site work underway	2.96, MCC	n/a	1/24/2022	AHF HMMF LIHTC RHRF	97	96	0	1 Mgr Unit	97	0	0	0	Rental
<b>Hoku'ao Project</b> <i>Developer: Pulama Lanai</i>	Lanai Vertical construction underway	201H-038	21-136	9/30/2021	N/A	150	76	37		39	74	35	39	Rental
<b>Hoku'ula Subdivision</b> <i>* Developer: Aina Lani Pacific, LLC</i>	Hailiimaile Construction PH I underway	2.96, MCC	n/a	3/31/2021	N/A	196	98	20		78	98	9	89	For Sale
<b>** Kaiaulu O Kukuia</b> <i>* Developer: A0704 Lahaina, L.P</i>	West Maui / Lahaina Construction underway - Est. completion end 2024	201H-038	20-11	2/7/2020	N/A	200	200	0	3 Mgr Unit	0	0	0	0	Rental
<b>** Kaiaulu O Kupuohi</b> <i>* Developer: A0704 Lahaina, L.P</i>	West Maui / Lahaina Reconstruction Permits Approved	2.96, MCC	n/a	9/30/2020	AHF HMMF LIHTC RHRF	89	89	0	1 Mgr Unit	89	0	0	0	Rental
<b>** Kilohana Makai</b> <i>* Developer: Aina Lani Pacific, LLC</i>	Kihei Grading and site work underway	2.96, MCC	n/a	2/16/2022	AHF	28	28	0		28	0	0	0	For Sale
<b>Pulelehua</b> <i>Developer: Maui Oceanview, LP</i>	West Maui Grading and site work underway <b>Project on hold pending Will serve letter for Water and payment of prevailing wages and revising the RWHA</b>	2.96, MCC	n/a	3/7/2019 Extension required if permits are not approved by 12/31/2024	AHF	900	280	0	100 of 900 units are single family	280	620	0	620	Mixed