



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

MICHAEL P. VICTORINO
Mayor

RECEIVED

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2019 APR -9 PM 1:00

OFFICE OF THE
COUNTY COUNCIL

April 8, 2019

Ms. Michele M. Yoshimura *My*
Budget Director, County of Maui
200 South High Street
Wailuku, Hawaii 96793

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

APPROVED FOR TRANSMITTAL

Michael P Victor 4-9-19

Mayor Date

For Transmittal to:

Honorable Keani Rawlins-Fernandez
Chair, Economic Development and Budget Committee
Maui County Council
200 South High Street
Wailuku, Hawaii 96793

Dear Chair Rawlins-Fernandez:

**SUBJECT: REQUESTS/QUESTIONS FROM THE APRIL 1, 2019 MEETING (HC-4)
(EDB-1)**

Thank you for your letter dated April 3, 2019 requesting the Department's responses to the questions raised at the April 1, 2019 EDB Committee meeting. The information requested is listed below in bold and is followed by the Department's responses.

1. **In Figure 2-13 (Program Budget, page 44), what is the need for a "Park Caretaker I" in the Human Concerns Program? (TK)**

The Park Caretaker I position is being requested by Kaunoha Senior Services for the maintenance and upkeep of the Lanai Senior Center. The position will perform a variety of manual and semi-skilled tasks in the repair and maintenance of grounds, buildings, equipment and other structures therein, including janitorial and custodial tasks.

2. **Relating to the Housing Program (Budget Details, page 8-10, Index Code 914457B, Sub-Object Code 6132, Professional Services):**

- a. **Are the three parcel studies to evaluate the suitability of potential affordable-housing sites on County-owned lands?**

The Department intends to conduct the proposed parcel studies on County-owned and/or County-controlled lands.

b. Is the \$60,000 per parcel an estimate or is this a specific amount based on competitive bidding?

The \$60,000 per parcel estimate is based on costs for preliminary assessments which have been completed on other parcels for various projects. The preliminary assessment will include the following: a survey; identification of available infrastructure and rough estimates for improvements; estimates for site preparation; conceptual number of units which could be constructed; identification of entitlements and discretionary permits required; and an initial archeological evaluation.

c. If the Council wanted to review additional, privately owned parcels for affordable housing, would you be able to provide an estimated cost to assess such parcels? (MM)

Yes, the department could assist the Council with cost estimates based on the scope of work requested by Council.

3. Relating to the Affordable Rental Housing Program (Index Code 914485B, Sub-Object Code 6317, Budget Details, page 8-11), proposed to increase \$70,000 over last year's budget, for a total of \$1,150,000:

a. Affordable Rental Housing is in very high demand. Why is the Mayor proposing an increase of less than seven percent for this program?

The total appropriation of \$1,150,000, as noted above, reflects the total of the two line item grants under the Housing Program combined (Rental Assistance Programs and Hale Mahaolu Counseling grant). The proposed increase totaling \$70,000 is intended for Hale Mahaolu to expand their housing counseling services.

b. If the appropriation for this program is increased by \$1 million, explain how funds could be used. (MM)

Current funding for the Affordable Rental Housing Program line item (914485B) is \$1 million and is used for the Rental Assistance Program (RAP). An increase of \$1 million in funding, totaling \$2 million, could be used to expand the reach of the RAP program. Expansion of the RAP could include serving more clients, broader eligibility requirements, expanded per client subsidy caps, and/or broader allowable subsidy costs.

4. Relating to Hale Mahaolu for Homeowners and Housing Counseling Program, for which an appropriation of \$80,000 has again been proposed (Program Budget, page 287):

- a. **How many people are being served by this program? What percentage of participants purchase a home?**

Please allow me to preface the response by noting the proposed FY20 appropriation of \$80,000 as referenced in the budget narrative was incorrect. The FY20 proposed appropriation of \$150,000 is correctly reflected in the budget details.

Year to date, the Homeowners and Housing Counseling Program has served 68 households. Of the 68 households served, 29 have participated in the first-time home buyer's education class, 38 have participated in one-on-one housing counseling sessions (which includes topics such as foreclosure and pre-purchase planning), and 1 household participated in homeless or near homeless counseling.

Hale Mahaolu does not have data to track how many of their clients have purchased a home since using their services.

- b. **What are the income-level requirements for participation in the program and is there a fee for participation in the program?**

Both the homebuyer education classes and one-on-one counseling services are available to individuals/households of all income levels. The counseling services are provided at no cost to participants. The homebuyer education class does charge a fee of \$75.00 per household to cover the costs of the class manual and other materials.

- c. **If there is a fee, since the County funds this program, can the fee be reimbursed to participants after completing the program? (MM)**

Currently the program does not provide class fee refunds. As previously stated above, the fee is used to help cover costs which are not covered by the grant.

5. **Relating to the Section 8 Housing Program (Program Budget, page 290):**

- a. **Of the approximately 1,464 vouchers issued, how many voucher recipients are able to find housing?**

All 1,464 vouchers are currently being utilized. When a voucher does become available, a new applicant has an approximate 46% chance of being able to find housing in which to use that voucher.

- b. **If a recipient is unable to find a rental, does the County lose the funding for that voucher or can we use it for another family or purpose?**

The County of Maui only receives funding when a family leases up and a Housing Assistance Payments Contract is executed. If applicant families

are unable to locate a suitable unit prior to the expiration of their voucher, the vouchers are reissued to applicants on the wait list.

c. If a recipient is unable to find a rental, what efforts does the Department make to assist with finding housing? (MM)

During the voucher briefing session, applicant families are given a list of landlords who may have available units for lease. An updated list of available units is also maintained in the receptionist area which is made available to families who are searching for a unit. Additionally the Housing Division and Homeless Division of the Department are active partners in the Landlord Summit that have been occurring for the past several years. This event is an attempt to familiarize more property managers and landlords with the Section 8 program to facilitate rental to Section 8 participants.

6. Relating the Affordable Housing Fund (Proposed Budget bill for FY 2020, pages 47-48):

a. How much of the \$21.9 million has been committed to projects?

As of the date of this letter, none of the \$21.9M has been committed to projects. However, the total amount of FY20 funds which has been proposed for projects and administrative expenses is \$8,561,253.

b. How many of the projects are for affordable rental housing?

Four of the proposed projects are for affordable rental housing.

c. How many affordable rental units are within the committed projects?

There are 164 affordable rental units that will be preserved or developed if all proposed projects are approved.

d. Are land purchases proposed in the FY 2020 appropriations? (MM)

In the Mayor's proposed FY20 budget, \$1,515,000 is proposed for land acquisition (Kai Mauka Ike Nui Apartments).

7. Relating to Hale Makua (Budget Details, page 8-36, Index Code 914137B, Sub-Object Code 6317) there is a proposed \$100,000 increase for master plan improvements to the Kahului Community Center and the Wailuku facility relocation. Please provide detail about the proposed improvement and planning effort for the above-mentioned facilities. (MM)

The total request from Hale Makua is \$300,000. Of that total, \$100,000 is for physician services and \$200,000 for master planning of the proposed Hale Makua expansion in Kahului. Resolution 18-163 authorized a grant of a lease of County Real Property, Tax Map Key (2) 3-8-007-097 (Kahului Community Center Park) to

Hale Makua Health Services for the purposes of expanding existing and creating new state-of-the art rehabilitation and senior living facilities, health care services, and senior-oriented recreation opportunities. Hale Makua has been planning to relocate their Wailuku Facility to Kahului with the expectation of completing a community project. Hale Makua requested funds from the County and the State to develop a master plan for their Kahului campus, including all or portions of leased property.

8. Relating to the request for a \$60,000 increase to the Homeless Program (Budget Details, page 8-36, Index Code 914903B, Sub-Object Code 6317):

a. Why, with homelessness in a crisis, is the increase for this item only \$60,000 – less than a 4-percent increase?

In FY2019, a \$45,000 appropriation to Hale Kau Kau which was originally funded from the Homeless Programs allocation was instead funded through the Food/Shelter/Safety (Index 914310B). Essentially, this means that the Homeless Programs allocation will be increased by \$105,000.

b. Explain new efforts to address homelessness in the County. (MM)

- The inception of the new Homeless Program Division is making an impact on our community as we tackle the many concerns and issues with the homeless in Maui County. Utilizing the Housing First Approach, the Division has been designated as the administrator of the County Homeless Coordinated Entry System (CES), which employs a sophisticated database (Homeless Management Information System, HMIS) that prioritizes the homeless population by level of need and refers them to the most appropriate services to quickly access permanent housing with wrap around services to prevent re-entry into homelessness. The Coordinated Entry System has been up and running for approximately 23 months. From January 2018 – December 2018, there were 296 individuals exited to permanent housing via the CES.
- The Homeless Program Division is also tasked with coordinating and collaborating with various County and State departments and homeless service providers to address illegal encampments within our County. Wishing not to criminalize homelessness, what was commonly referred to as “sweeps” is now addressed as “compassionate responses.” Some of the larger encampments such as Baldwin Beach Park/Lime Kiln, Keopuolani Park, and smaller encampments in South and West Maui and various areas within Kahului were addressed during the past year, but the efforts, unfortunately, are required to be on-going. The Homeless Program Division does not want to simply move people from one place to the next, but to partner with service agencies and emergency shelters to have avenues for those out on the streets to get the immediate assistance that they need.

- Homelessness is a complex socio-economic issue and it surely won't be solved overnight; however, the progress made in coordinating work between the various departments, private agencies, and concerned community members is yielding positive results. We are seeing progress in this most challenging arena of our community.

9. Relating to the request for a \$200,000 increase for Maui Youth & Family Services (Budget Details, page 8-40, Index Code 914160B, Sub-Object Code 6317):

a. Is this a one-time appropriation?

Yes, this is a one-time appropriation for demolition, site preparation and other construction-related costs of a new facility to support the Maui Youth and Family Services programs located on County property leased to MYFS and located at 200 Ike Drive, Makawao (TMK: 2-5-4:05, a portion of Lot 39B).

b. Where is the proposed facility to be located?

See a. above

c. The grant is noted for construction of a new facility. Has the project planning and design been completed? (MM)

According to Jud R. Cunningham, CEO of Maui Youth and Family Services, Inc., planning and design has been completed and permits are in place.

10. Related to the request for a \$500,000 increase for the Boys and Girls Club of Paukukalo (Budget Details, page 8-41, Index Code 914217B, Sub-Object Code 6317), there is no explanation for this item. Please provide project details. (MM)

Funding request is for the construction of a Boys and Girls Club of Maui Paukukalo Clubhouse. \$75,000 was provided to the agency in FY2018 for planning and design.

11. Please provide a breakdown of affordable housing projects that have been constructed in the last 10 years, by district, type, and project cost. (AL)

The information requested is attached as Exhibit 1.

12. What is the percentage increase or decrease in grant appropriations in your Department for the last 10 years? (AL)

The information requested is attached as Exhibit 2.

13. Please provide a breakdown of the programs awarded grants for Food, Shelter, and Safety for FY 2020. (KK)

Breakdown of proposed grant awards for Food, Shelter and Safety (Index Code 914310B). Please note: Information has also been previously reported in response to (HC-3) (EDB-1).

AGENCY NAME	PROGRAM TITLE	FY2020 REQUESTED
Aloha House	Residential Substance Abuse Treatment for Adults	\$136,350
Child & Family Services	MSAC Prevention & Education	5,000
Ka Hale Pomaikai	Co-occurring Disorder/Substance Abuse Treatment	30,000
Malama Na Makua A Keiki	Substance Abuse Treatment for Women	172,000
Maui AIDS Foundation	Maui County HIV/HCV/STI Rapid Testing, Prevention and Counseling Program	139,859
Mediation Services of Maui, Inc.	Mediation Services and Conflict Resolution Training	46,000
Molokai Community Service Council	Hale Ho'omalua Domestic Violence Shelter	62,100
Molokai Community Service Council	Kapili Umbrella Program	62,100
Molokai Community Service Council	Maurice Thompson Drop-In Center	15,000
Molokai General Hospital	Molokai General Hospital Women's Health Center	57,141
Parents and Children Together	Maui Family Peace Center	77,361
Roman Catholic Church of Hawaii	St Theresa Church - Hale Kau Kau	95,000
Maui Economic Opportunity, Inc.	Independent Living for Persons with Disabilities	61,800
	TOTAL:	\$959,711

14. Please provide a breakdown of the Early Childhood Programs for FY 2020. (KK)

Breakdown of proposed grant awards for Early Childhood Programs (Index Code 914432B). Please note: Information has also been previously reported in response to (HC-3) (EDB-1).

AGENCY NAME	PROGRAM TITLE	FY2020 REQUESTED
Maui Family Support Services	Childcare Subsidy Assistance	\$121,043
Imua Family Services	Early Childhood Developmental Screening	70,000
Imua Family Services	Teddy Bear Corner-Molokai	13,150
PATCH-People Attentive to Children	Childcare Provider Retention & Recruitment	20,000
<i>To be identified via RFP</i>	Family Literacy Program	71,250
	TOTAL:	\$295,443

15. Please provide a breakdown of the awarded grants for the Homeless program for FY 2020. (KK)

Breakdown of proposed grant awards for Homeless Program (Index Code 914903B). Please note: Information has also been previously reported in response to (HC-3) (EDB-1).

AGENCY NAME	PROGRAM TITLE	FY2020 REQUESTED
Family Life Center	Case Management	\$140,000
Family Life Center	Outreach	140,000
Ka Hale A Ke Ola Homeless Resource Centers, Inc.	Central/West Side Operations and Step-up (w/care manager)	652,000
Ka Hale A Ke Ola Homeless Resource Centers, Inc.	Puuhonua: Homeless Remedial Respite and Drop-in Center	200,376
Legal Aid Society of Hawaii	Holistic Legal Services for Maui County's Most Vulnerable	75,000
<i>To be identified</i>	<i>For Emergent Need</i>	477,041
	TOTAL:	\$1,684,417

16. Please explain the increase in funding to Mental Health Kokua. (KK)

Mental Health Kokua has been expanding the services of the Maui Safe Haven program to better respond to community needs. The proposed increase from \$125,000 in FY2019 to \$192,337 in FY2020 would be to support the Maui Safe Haven program. The Maui Safe Haven program provides shelter to homeless adults with mental illness who may have untreated psychiatric, psychotic symptoms and would otherwise be a burden to local businesses, police and emergency rooms. Maui Safe Haven provides psychiatric services helping homeless adults stabilize for transition to mental health treatment and stable housing.

17. What grant awards and subsidies were requested by your Department and not included in the Mayor's proposed budget? (SS)

- Grant to Habitat for Humanity - Amount: \$250,000
Program: Home Accessibility & Critical Repair Program
Description: Provide home retrofitting and critical repairs to eligible Maui County residents who have demonstrated a need for service due to substandard living conditions. Home repairs will enable elderly residents the ability to age in place.
- Affordable Housing Fund - \$5,000,000 for the Habitat for Humanity "100% Affordable Hana Housing Project"

18. Were there any increases in existing programs that were requested by your Department that were not included in the Mayor's proposed budget? (SS)

The grant to MEO for Planning and Coordination Council Coordinator (914132B) was proposed by the Department at \$87,075 (5.6% increase from FY2019). The Mayor's proposed budget has the program funded at \$87,550 (5% increase).

In the Animal Management Revolving Fund, Maui Humane Society requested funding for two (2) humane enforcement vehicles. Only one vehicle at \$60,000 has been proposed in the Mayor's budget.

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

Sincerely,



LORI TSUHAKE
Acting Director of Housing and Human Concerns

Attachments

**Affordable Housing Projects
FY 2010 - FY 2018**

Project Name	Amount Funded by Affordable Housing Fund	Project Completed	# Units Provided/ Proposed	District
<u>Fiscal Year 2010</u>				
Mokuhau Apartments (Family Life Center)	\$1,200,000	Y	16	Wailuku
Hale Mahaolu Ehiku (Hale Mahaolu)	\$2,425,000	Y	51	Kihei
<u>Fiscal Year 2011</u>				
County of Maui's Kulamalu Project	\$3,862,238	Y	56	Pukalani
Imi Ikena Rental Project (DBR Development)	\$2,750,000	Y	27	Wailuku
Hale Maunaloa, Molokai (ARC of Maui)	\$150,000	Y	1 (serves 5)	Molokai
Kahawai Apartments (Habitat for Humanity)	\$693,000	Y	16	Wailuku
Neighborhood Revitalization Program (Na Hale O Maui)	\$1,050,000	Y	4	Various
Kenolio Leilani Project (Lokahi Pacific)	\$700,000	Y	7	Kihei
Helani Gardens Project (Self Help Housing Corp)	\$200,000	Y	n/a	Hana
<u>Fiscal Year 2012</u>				
Neighborhood Revitalization Program (Na Hale O Maui)	\$1,100,000	Y	5	Kahului, Makawao
County of Maui's Kulamalu Project	\$615,000	Y	previously included	Pukalani
Harbor Lights Project (Habitat for Humanity)	\$400,000	N	8	Kahului
Aloha House Clean & Sober Project (Aloha House, Inc.)	\$340,000	Y	1 (serves 5)	Kahului
Hale O Ekolu Project (ARC of Maui)	\$350,000	Y	1 (serves 5)	Wailuku
Hale Makana O Waiale Rehab (Ka Hale A Ke Ola)	\$300,000	Y	n/a	Wailuku
<u>Fiscal Year 2013</u>				
Lower Main Street Project (Family Life Center)	\$800,000	Y	1 (serves 10)	Wailuku
Kulamalu Town Center Proj. (Hale Mahaolu)	\$2,000,000	N	previously included	Pukalani
Building Houses, Building Hope Project (Habitat for Humanity)	\$500,000	Y	previously included	Wailuku

**Affordable Housing Projects
FY 2010 - FY 2018**

Project Name	Amount Funded by Affordable Housing Fund	Project Completed	# Units Provided/ Proposed	District
Neighborhood Revitalization (Na Hale O Maui)	\$800,000	Y	3	Lahaina, Makawao, Kahului
Hale Lokelani Ohana Project (Lokelani Ohana)	\$400,000	Y	1 (serves 5)	Kahului
Hale Makana O Waiale Rehab (Ka Hale A Ke Ola)	\$500,000	Y	n/a	Wailuku
Fiscal Year 2014				
County of Maui's Kulamalu Rental Project	\$11,010,000	Y	previously included	Pukalani
County of Maui's Lanai Affordable Housing Project	\$2,000,000	N	TBD	Lanai
Kulamalu Town Center Proj. (Hale Mahaolu)	\$1,500,000	n/a	previously included	Pukalani
Mokuhau Subdivision (Lokahi Pacific)	\$2,000,000	Y	16	Wailuku
Building Houses, Building Hope Project (Habitat for Humanity)	\$1,400,000	Y	previously included	Wailuku
Na Hale O Maui Kahoma (Na Hale O Maui)	\$780,000	N	previously included	Lahaina
Fiscal Year 2015				
No Affordable Housing Fund RFP was held in FY 2015 due to insufficient funds.				
Waikapu Gardens Phase II	\$0	Y	48	Wailuku
Fiscal Year 2016				
Hale Mahaolu Ewalu PH I (Hale Mahaolu)	\$2,500,000	N	38	Pukalani
Aloha House	\$450,000	Y	1 (serves 9)	Kahului
ARC of Maui	\$290,430	N	n/a	Kihei, Wailuku, Kahului, Lahaina, Maunaloa
Na Hale O Maui Kahoma (Na Hale O Maui) W Maui	\$660,000	N	12	Lahaina
Habitat for Humanity Kahoma (Habitat for Humanity) W Maui	\$1,500,000	N	10	Lahaina
Fiscal Year 2017				
Hale Mahaolu Ewalu PH II (Hale Makaolu)	\$2,500,000	N	22	Pukalani
Pauwela	\$0	Y	33	Haiku
FABMAC Affordable Project (Fabmac Homes)	\$1,500,000	N	9	Wailuku

**Affordable Housing Projects
FY 2010 - FY 2018**

Project Name	Amount Funded by Affordable Housing Fund	Project Completed	# Units Provided/ Proposed	District
Fiscal Year 2018				
Na Hale O Maui Kahoma (Na Hale O Maui)	\$1,000,000	N	previously included	Lahaina
County Buyback Provision	\$1,000,000	N	1	Wailuku

SUMMARY	Amount Funded	Rental Units Built	Total Units Built	
2010-2018 FUNDING	\$51,225,668	216	387	

DHHC GRANT APPROPRIATIONS (10 YEARS)

(HC-4)(EDB-1)

Grants and Disbursements	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020 Proposed
Housing Program	1,065,000	660,000	960,000	1,060,000	884,750	998,113	1,003,500	1,080,000	1,080,000	1,080,000	1,150,000
Human Concerns Program	8,944,881	7,592,117	8,727,639	8,581,813	9,352,222	11,609,957	10,229,303	10,209,379	9,990,263	12,716,486	12,817,334
Total Housing and Human Concerns	10,009,881	8,252,117	9,687,639	9,641,813	10,236,972	12,608,070	11,232,803	11,289,379	11,070,263	13,796,486	13,967,334
Percent Difference From Previous Year		-17.6%	17.4%	-0.5%	6.2%	23.2%	-10.9%	0.5%	-1.9%	24.6%	1.2%