



CATHOLIC CHARITIES HOUSING DEVELOPMENT CORPORATION

March 14, 2024

Chair Yuki Lei Sugimura
Budget, Finance, and Economic Development Committee
County Council, County of Maui
200 S. High Street
Wailuku, HI 96793

**SUBJECT: BILL 34 (2024), AMENDING THE FISCAL YEAR 2024 BUDGET: APPENDIX A, PART II,
AFFORDABLE HOUSING FUND (HALE PILINA) (BFED-81)**

Dear Chair Sugimura:

Thank you for giving Catholic Charities Housing Development Corporation (CCHDC) the opportunity to respond to your letter regarding Hale Pilina waitlist preference to accommodate fire survivor applicants. To answer the two specific questions:

1. Clarify how a housing priority waitlist and a move out-policy would be implemented. Will these be implemented for Hale Pilina?

Yes, on behalf of Hale Pilina I Limited Partnership, as the General Partner, CCHDC intends to implement the attached waitlist preference when Hale Pilina is available for occupancy in 2026 (if funded in 2024). Please see attached draft Hale Pilina waitlist preference on priority proposed to be given to fire survivors and specifically on how to qualify for an early move out.

2. Do you have a sample draft lease or other documents to share for possible implementation with other housing projects? If so, please provide them.

CCHDC spoke to EAH Housing, the select property manager, here is what we agreed on: Since the lease break terms are outlined in the waitlist preference policy, we will add to future drafts of the EAH management plan, and that EAH agrees with and would honor a lease break under these circumstances. We could also add to the lease under the special term section that a fire survivor tenant is allowed to break the lease due to the waitlist preference.

Your consideration and continued support are very important to Hale Pilina.

Respectfully,

Robert Van Tassell
President & CEO

Cc: Connie Yu-Pampalone, Asset Manager

HALE PILINA

WAITING LIST PREFERENCES

Hale Pilina is a 100% affordable housing project with 178 family unit project, located in Kahului, Maui, Hawaii, serving households earning up to 60% AMI for the County of Maui. Eligibility is determined according to your household income and assets, and is based on the area median income (AMI) for Maui County. 2026 Maui County income limits are [\[will update with 2026 income limits when published by HUD\]](#):

2026 MAUI COUNTY INCOME LIMITS					
	1 person	2 person	3 person	4 person	5 person
30%	\$ 24,330.00	\$ 27,810.00	\$ 31,290.00	\$ 34,740.00	\$ 37,530.00
50%	\$ 40,500.00	\$ 46,350.00	\$ 52,150.00	\$ 57,900.00	\$ 62,550.00
60%	\$ 48,660.00	\$ 55,620.00	\$ 62,580.00	\$ 69,480.00	\$ 75,060.00

In support of the continued housing recovery effort in Maui, Hale Pilina will be granting waitlist priority from January 2026-December 2027 to those whose homes (own or rent) were destroyed by the August 8, 2023 wildfires as Priority #1 ("Fire Survivors"). All other applicants will be placed on the waiting list as Priority #2:

PRIORITY 1 Fire Survivors who lost their homes in the fires

PRIORITY 2 General public

Documentation of eligibility for Priority 1 is required. Sufficient documentation includes documents from FEMA, the American Red Cross and/or any other government agency indicating that the applicant's residence is no longer habitable due to the August 8 fires.

All applicants must meet LIHTC eligibility and fire survivors will follow the same application process to include income/asset verification, credit and background check to qualify to live at Hale Pilina. The initial lease term is a 12 month lease, then it converts to month to month. Special accommodations will be made to fire survivor tenants to vacate the project at any time with proper notice to the property manager (28 calendar days) with acceptance of a housing option (own or rent) in west Maui.

All tenants will follow the same annual recertification process once living on the property. All other funding program rules will apply.

Hale Pilina will be professionally managed by EAH Housing. Please check www.eahousing.org/apartments/halepilina [\[will be set up\]](#) for more information on how to get on the waitlist and apply on line.



BFED Committee

From: Connie Yu-Pampalone <connie.yu-pampalone@catholiccharitieshawaii.org>
Sent: Friday, March 15, 2024 10:06 AM
To: BFED Committee
Subject: RE: BILL 34 (2024), Amending Fiscal Year 2024 Budget: Appendix A, Part II, AHF (HALE PILINA)
Attachments: (031524) CCHDC Letter to Chair Sugimura and Hale Pilina Waitlist Preference Draft.pdf

You don't often get email from connie.yu-pampalone@catholiccharitieshawaii.org. [Learn why this is important](#)

Morning BFED committee

Please review CCHDC letter to Chair Sugimura regarding her request for a response on the proposed waitlist preference at Hale Pilina. **We made a small revision to the waitlist preference this morning, PLEASE USE THIS DRAFT.**

We would be happy to answer any additional questions at the upcoming 3/22 Council Meeting.

Thank you for your consideration.

Connie Yu-Pampalone (B)
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From: Connie Yu-Pampalone
Sent: Thursday, March 14, 2024 1:13 PM
To: 'bfed.committee@mauicounty.us' <bfed.committee@mauicounty.us>
Cc: Connie Yu-Pampalone <connie.yu-pampalone@catholiccharitieshawaii.org>
Subject: BILL 34 (2024), Amending Fiscal Yr 2024 Budget: Appendix A, Part II, AHF (HALE PILINA)

Aloha BFED committee

Please review CCHDC letter to Chair Sugimura regarding her request for a response on the proposed waitlist preference at Hale Pilina.

We would be happy to answer any additional questions at the upcoming 3/22 Council Meeting.

Thank you for your consideration.

Connie Yu-Pampalone (B)
Asset Manager

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