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Deputy Director of Council Services
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COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

March 5, 2026

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

Dear Mr. Mitchell:

**SUBJECT: DISCUSSION ON BILL 34 (2026), AMENDING FISCAL
YEAR 2026 BUDGET: AFFORDABLE HOUSING FUND
REPAYMENT TO KAMALANI VENTURES LLC
(BFED-20(26))**

Thank you for participating in the Council's Budget, Finance, and Economic Development Committee's discussion of Bill 34 at its meeting of March 3, 2026.

Although the Department is requesting Bill 34 be canceled, the Committee's March 3rd discussion prompted the following questions:

1. Provide the project's residential workforce housing agreement and all documents that set or modify the applicable conditions. Include the required unit count, payment obligation, and the basis for the \$234,050 repayment calculation.
2. Provide copies of the communications that triggered the refund request, including the sender, recipient, date, and subject of each communication. Also provide the Department's internal timeline that shows how the issue was identified, reviewed, and validated, including key dates and decision points.
3. Provide the calculation workpapers and source data the Department used to verify sales history and unit status, including the unit counts discussed at the meeting and the method the Department used to confirm those counts.

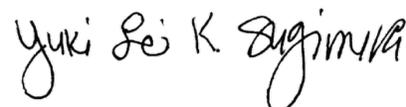
Mr. Richard E. Mitchell
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4. Confirm the number of units that moved to market rate. Also describe the step-up process that applied at the time, including when the County had an opportunity to express purchase interest and what notice or process governed that opportunity.
5. Provide a summary of any planned Maui County Code Chapter 2.96 changes the Department referenced, including the specific problem each change would address, the target timeline for proposal, and whether the Department anticipates any Council action during Fiscal Year 2026.
6. Provide a program analysis on whether the County may adjust applicable income limits downward in local program rules. Also identify any changes the Department plans to pursue, including the lead staff, timeline, and any approvals required.

May I further request you transmit your response to bfed.committee@mauicounty.us by **March 12, 2026**. 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,



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

bfed:ltr:020(26)aho02:kes

cc: Mayor Richard T. Bissen, Jr.

BFED Committee

From: BFED Committee
Sent: Thursday, March 5, 2026 4:50 PM
To: Richard.E.Mitchell@co.maui.hi.us
Cc: Saumalu Mataafa; Amanda.M.Martin@co.maui.hi.us; Jill M. Peterson; 'Zeke Kalua'; 'Michelle Santos'
Subject: DISCUSSION ON BILL 34 (2026), AMENDING FISCAL YEAR 2026 BUDGET: AFFORDABLE HOUSING FUND REPAYMENT TO KAMALANI VENTURES LLC (BFED-20(26))
Attachments: Correspondence to Housing 03-05-2026.pdf
Importance: High